



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-038172-24

In the matter of: 911, 7460 BATHURST ST
THORNHILL ON L4J7K9

Between: Orli Kapulkin Landlord

And

Vered Lerner Former Tenant

Orli Kapulkin (the 'Landlord') applied for an order requiring Vered Lerner (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on December 16, 2025. The Landlord's legal representative Mihai Paunescu and the Former Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request. The Former Tenant does not oppose the request.
2. The application having been withdrawn, the Landlord and Tenant Board's file is closed.

January 5, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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