



Order under Section 135 of the Residential Tenancies Act, 2006

File Number: LTB-T-043483-25-HR

In the matter of: 29 KINGSBRIDGE CIRCLE
THORNHILL, ON L4J8N8

Between: Carol Zweig Tenant

and

Rima Yevesigneev Landlord

HEARING ORDER

Carol Zweig (the 'Tenant') applied in a T1 application seeking an order determining that Rima Yevesigneev (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on November 25, 2025. The Tenant and her legal representative Elaine Page (paralegal) attended the hearing, along with the Landlord and her legal representative Taff Butters (paralegal).

Determinations:

1. The Tenant initially sought to adjourn this application, to allow time to issue other tenant applications (potential T2 and T5) arising from the same set of alleged facts and to combine them. The Tenant's legal representative also advised they would continue efforts for a global resolution.
2. The Tenant's legal representative requested to withdraw the application on a without-prejudice basis. I consented to the request because there was no prejudice to the Landlord in granting the request.
3. The Landlord's legal representative requested costs because the Tenant's side had wasted all our time for today's hearing attendance. Considering the Board's Interpretation Guideline 3, I do not find this an appropriate situation to award any costs.
4. The Tenant was entitled to have a hearing for her T1 issues, and to attempt to negotiate this application or other issues relating to the tenancy with the Landlord and the Landlord's legal representative, before the hearing started. This is the first appearance for this application at a hearing. The request to withdraw was made at the beginning of the hearing, before the merits started. The potential for future applications to be filed by the Tenant which may combine similar issues as those alleged in this T1 application, is a reasonable basis upon which to request a withdrawal. The request for more time to try to achieve a global resolution is also a reasonable one. As a result, no costs will be ordered.

It is ordered that:

5. The application having been withdrawn, the LTB's file for the T1 application is now closed.

January 6, 2026

Date Issued

Michelle Tan

Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.