



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-042275-25

In the matter of: 33 Heathview Ave
Toronto ON M2K2C2

Between: CHUNG YIN YIP Landlord

And

ALIK OLEG GOMELSKY Tenant
VIKTORIA TARANOVA-GOMELSKY

CHUNG YIN YIP (the 'Landlord') applied for an order to terminate the tenancy and evict ALIK OLEG GOMELSKY and VIKTORIA TARANOVA-GOMELSKY (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

CHUNG YIN YIP (the 'Landlord') also applied for an order requiring ALIK OLEG GOMELSKY and VIKTORIA TARANOVA-GOMELSKY (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on August 28, 2025.

The Landlord, the Tenant and the Tenant's Legal Representative, Marc Levy attended the hearing.

1. The Landlord submitted a written request to withdraw the application on December 22, 2025 and I consent to the Landlord's request.
2. The application having been withdrawn, the LTB's file is closed.

January 7, 2026
Date Issued

Christopher Lin
Member, 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.