



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

File Number: LTB-L-011792-25

In the matter of: Unit 2 - Level 2, 25 COULSON AVE
TORONTO ON M4V1Y3

Between: Jerry Carinci Landlord
Marius Kimel

And

Joelle Dufour Tenant

Jerry Carinci and Marius Kimel (the 'Landlord') applied for an order to terminate the tenancy and evict Joelle Dufour (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

Determinations:

1. The Landlord's representative, Linda Flores, submitted a request to the Board on January 4, 2026 to withdraw the their application.
2. There was a hearing on June 24, 2025 which was adjourned. A new hearing has not been scheduled.
3. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

4. The application having been withdrawn, the LTB's file is closed.

January 12, 2026
Date Issued

Vinuri Sivalingam
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.