



Order under Section 30 / 31 / 69 Residential Tenancies Act, 2006

File Number: LTB-T-082530-24
LTB-L-084911-24

In the matter of: C, 382 MAPLE STREET
TIMMINS ON P4N1Z8

Between: Bianca Swinimer Tenant

And

Chrystal Landry
Bernadette Menalansan
Boreal Asset Management Landlords

T2 Application

Bianca Swinimer (the 'Tenant') applied for an order determining that Chrystal Landry and Boreal Asset Management (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

T6 Application

Bianca Swinimer (the 'Tenant') applied for an order determining that Chrystal Landry and Boreal Asset Management (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

L2 Application

Bernadette Menalansan (the 'Landlord') applied for an order to terminate the tenancy and evict Bianca Swinimer (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

These applications were heard by videoconference on January 6, 2026.

The Tenant's legal representative Marc Laroche and the Landlord's legal representative Amanda Migneault attended the hearing.

Determination:

1. At the hearing, the Tenant and the Landlord asked to withdraw their applications, and I consented to the request.

It is Ordered:

1. The applications having been withdrawn, the LTB's file is closed.

January 9, 2026

Date Issued

Kyle McGraw

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.