



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-072870-25

In the matter of: 604, 1305 WILSON AVE
TORONTO ON M3M1J2

Between: BIDDINGTON PROPERTY MANAGEMENT CORPORATION Landlord

And

SONIA SMITH Tenant

BIDDINGTON PROPERTY MANAGEMENT CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict SONIA SMITH (the 'Tenant') because 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.

BIDDINGTON PROPERTY MANAGEMENT CORPORATION (the 'Landlord') also applied for an order requiring SONIA SMITH (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on December 11, 2025.

Only the Landlord's Legal Representative Jason Paine attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

January 9, 2026
Date Issued

Kyle Anderson
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.