



Order under Section 69 / 89 Residential Tenancies Act, 2006

File Number: LTB-L-089180-25

In the matter of: B317, 515 LONDON RD
SARNIA ON N7T4X4

Between: Mutual Property Management Landlord

And

Alfons Pici Tenant

Mutual Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Alfons Pici (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises.

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

Mutual Property Management (the 'Landlord') also applied for an order requiring Alfons Pici (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 January 8, 2026.

Only the Landlord's Agent Cathy Halsall, and the Landlord's Legal Representative, Kristen Jarvis, attended the hearing.

As of 10:12 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations

1. At the hearing, the Landlord's Legal Representative sought to withdraw the application, given the Tenant had vacated the rental unit on December 31, 2025, and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

January 16, 2026

Date Issued

Panagiotis P. Roupas

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.