



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

File Number: LTB-L-076844-25

In the matter of: PH05, 50 DISERA DR.
THORNHILL ON L4J9E9

Between: Igor Leikin Landlord

And

Sophia Shikman Tenants
Svitlana Kipnis

Igor Leikin (the 'Landlord') applied for an order to terminate the tenancy and evict Sophia Shikman and Svitlana Kipnis (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.

Igor Leikin (the 'Landlord') also applied for an order requiring Sophia Shikman and Svitlana Kipnis (the 'Tenants') 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on January 7, 2026. Only the Landlord attended the hearing.

As of 9:43 a.m., the Tenants were 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.

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 The application having been withdrawn, the LTB's file is closed.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 13, 2026
Date Issued

Jane Dean
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.