



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088388-24

In the matter of: 481 JIM BARBER CRT
NEWMARKET ON L3Y9E6

Between: Brian Ainge Landlord
Ying Zhao

And

Marina Byun
Zachary Oushalkas Tenant

Brian Ainge and Ying Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Marina Byun and Zachary Oushalkas (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

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

Determinations:

1. The Landlord sought to withdraw the application.
2. In accordance with subsection 200(3) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Landlord's application is withdrawn, the Board's file is closed.

January 15, 2026
Date Issued

Elena Jacob
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.