



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-077552-25

In the matter of: 265 Broadway Avenue
Toronto Ontario M4P1W1

Between: Andre Le Roux Landlord

And

Ismael Alejandro Donneys Narvaez Tenant
Jaider Diaz

And

Carlos Castellanos Vargas Unauthorized
Christian Inostroza Gonzales Occupant
Juan Unknown

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Andre Le Roux (the 'Landlord') applied for an order to terminate the tenancy of Ismael Alejandro Donneys Narvaez and Jaider Diaz (the 'Tenant') and evict Carlos Castellanos Vargas, Christian Inostroza Gonzales and Juan Unknown (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on January 6, 2026.

Only the Landlord's legal representative Brenda Rizzo attended the hearing. As of 9:05 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.

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 The application having been withdrawn, the LTB's file is closed.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 19, 2026
Date Issued

Alicia Johnson
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.