



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-100291-24-RV

File Number: LTB-T-065745-24

In the matter of: 21 LISMER DR
WHITBY ON L1N9A3

Between: Arthur Wright Landlords
Grace Wright

And

Lori-Ann Walker Unauthorized Occupant
Heather Wippler Tenants
Juergen Wippler

Review Order

Arthur Wright and Grace Wright (the 'Landlords') applied for an order to terminate the tenancy of Heather Wippler and Juergen Wippler (the 'Tenants') and evict Lori-Ann Walker (the 'Unauthorized Occupant') because the Tenants transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlords' consent. The Landlords also applied for compensation by the unauthorized Occupant for the use of the rental unit.

The Tenant Lori-Ann Walker also filed a T2 application LTB-T-065745-24 on August 14, 2024. For clarity, Heather Wippler and Juergen Wippler and named as Tenant parties.

This Landlords' application was resolved by order LTB-L-100291-24 on May 29, 2025.

At the time the unauthorized occupant Lori-Ann Walker requested a review of the order on June 9, 2025.

The review hearing was held on July 16, 2025 where the review was granted and a *de novo* hearing order as per LTB-L-100291-RV-IN2, dated July 21, 2025.

The *de novo* hearing was combined with the Tenant's T2 application on January 14, 2026.

The Landlords' legal representative Roman Komarov, Lori-Ann Walker and former Tenant Heather Wippler attended the hearing.

The Tenant Lori-Ann Walker declined to speak with Tenant Duty Counsel.

Determinations:

1. At the *de novo* hearing, the Landlords sought to withdraw the A2 application and said that arrangements have been made and Lori-Ann Walker is considered a Tenant.
2. The Tenant did not oppose the Landlords' withdrawal request.
3. The Tenant also sought to withdraw the T2 application.
4. The Landlords' representative did not oppose the request.

It is ordered that:

1. The Landlords' A2 application is dismissed.
2. The Tenant's T2 application is dismissed.

January 19, 2026
Date Issued

Dana Wren
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.