



**Order under Section 79 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-063086-25

In the matter of: 109, 170 DUDLEY AVE
THORNHILL ON L3T2E7

Between: Beaux Properties Management Company Landlord

And

Bronwen Lamondini Tenant

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Bronwen Lamondini (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

The Landlord also applied for an order requiring 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 20, 2026.

The Landlord's Agent, Athena Metaxas, and the Tenant attended 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 The application having been withdrawn, the LTB's file is closed.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 21, 2026
Date Issued

Paula West Oreskovich
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.