



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

File Number: LTB-L-054039-25-EX

In the matter of: 17, 781 ST CLAIR AVE W
TORONTO ON M6C1B7

Between: 781 Birch Properties Inc. Landlord

And

Ariana Del Bianco Tenant

781 Birch Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ariana Del Bianco (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

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

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 order was issued without a hearing being held.

Determinations:

1. On January 30, 2026, the Landlord filed a request to withdraw the application and I consent to the withdrawal.

It is ordered that:

1. The Landlord's application is dismissed as withdrawn.

February 6, 2026
Date Issued

Benjamin Seigel
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.