



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084641-25

In the matter of: 12 NATIONAL PINE DR
MAPLE ON L6A3M1

Between: Chun Hua Ma Landlord

And

Gianluca Spadafora Tenant

Chun Hua Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Gianluca Spadafora (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on February 2, 2026.

The Landlord's Legal Representative, Yun Tao Li, the Landlord 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 The application having been withdrawn, the LTB's file is closed.

February 9, 2026
Date Issued

Carrie Bertrand
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.