



**Order under Section 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-003668-26

In the matter of: 30 GWENDOLEN AVE
NORTH YORK ON M2N1A2

Between: Mai Anh Tran Landlord

and

LUCIANA FRANCO Tenant

Mai Anh Tran (the 'Landlord') applied for an order to terminate the tenancy and evict LUCIANA FRANCO (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex, the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises and the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

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

Mai Anh Tran (the 'Landlord') also applied for an order requiring LUCIANA FRANCO (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.

Mai Anh Tran (the 'Landlord') also applied for an order requiring LUCIANA FRANCO (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was scheduled to be heard by videoconference on February 3, 2026. Instead, the Landlord's Legal Representative Daniel English and the Tenant's Legal Representative Kyle Warwick engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

1. As a result of settlement discussion, the Landlord's Legal Representative sought to withdraw the application and I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.

February 5, 2026
Date Issued

Lindsay Phomin
Hearings Officer, 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.