



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-058150-25

In the matter of: 1647 St. Barbara Street
Ottawa ON K1T1L8

Between: Nicolas Mikhael Landlord

And

Antoinette Mikhael, Elliot Stewart, Tenants
Michael Merhi

And

Eva Stewart, Don Kamal Weerarathna Unauthorized
Dhruvikkumar Bhadreshkumar Modi, Occupants
Semih Cobanoglu, Sriharsha Jasti
Tapasya Sai Vallabhaneni

Nicolas Mikhael (the 'Landlord') applied for an order to terminate the tenancy of Antoinette Mikhael, Elliot Stewart and Michael Merhi (the 'Tenants') and evict Eva Stewart, Don Kamal Weerarathna, Dhruvikkumar Bhadreshkumar Modi, Semih Cobanoglu, Sriharsha Jasti and Tapasya Sai Vallabhaneni (the 'Unauthorized Occupants') because the Tenants transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on February 5, 2026. Only the Landlord's legal representative, Lorenzo Patino, attended the hearing as of 9:24am.

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 The application having been withdrawn; the LTB's file is closed.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 13, 2026
Date Issued

Terri van Huisstede
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.