



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

File Number: LTB-L-087236-25

In the matter of: 206, 900 WINDSOR AVE
WINDSOR ON N9A1K2

Between: Villa Ciociara Senior Citizen's Apartments Landlord

And

Gregory Garrod Tenant

Villa Ciociara Senior Citizen's Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Garrod (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

Villa Ciociara Senior Citizen's Apartments (the 'Landlord') also applied for an order requiring Gregory Garrod (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 February 5, 2026.

Only the Landlord's legal representative, Cameron Parott attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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 The application having been withdrawn; the LTB's file is closed.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 11, 2026
Date Issued

Nathan Korenberg
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.