



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

File Number: LTB-L-021848-25

In the matter of: Unit 410, 98 Vaughan Rd
York ON M6C2M1

Between: Mario Persechini Landlord

And

Erica Rosenbloom Former Tenant

Mario Persechini (the 'Landlord') applied for an order requiring Erica Rosenbloom (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on January 19, 2026.

Only the Landlord's agent Matteo Persechini attended the hearing.

Determinations:

1. Interim order LTB-L-021848-25-IN issued on January 22, 2026, stayed this application and required the Landlord to pay the outstanding fine owing with respect to order LTB-T-069791-23 issued on July 7, 2025 on or before February 6, 2026 or to provide submissions to the Board by that date on why it would be inappropriate in these circumstances to discontinue this application.
2. To the Board's knowledge, the Landlord has not paid the fine or submitted any submissions in response to the interim order.
3. Pursuant to subsection 196(1) of the *Residential Tenancies Act*, 2006, (the 'Act') and Rule 6.4 of the LTB Rules of Procedure, the Landlord's application is discontinued.

It is ordered that:

1. The Landlord's application is discontinued.
2. As a result of this order, no further hearing will be held with respect to this application, and the LTB's file will be closed.

February 12, 2026

Date Issued

Amanda Kovats

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.