



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

File Number: LTB-L-101978-24

In the matter of: Upper Unit, 335 HIGH PARK AVE
TORONTO ON M6P2S8

Between: Russell Tanz Landlord

And

Ionela Beregic Tenant

Russell Tanz (the 'Landlord') applied for an order to terminate the tenancy and evict Ionela Beregic (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 May 1, 2025 and September 11, 2025.

The Landlord's representative B. Parsons, the Tenant and the Tenant's representative J. Babad attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application. The Tenant's representative did not object to the withdrawal. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 17, 2026
Date Issued

Jack Jamieson
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.

