



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

File Number: LTB-L-098359-25

In the matter of: UNIT 2201, 195 REDPATH AVE
TORONTO ON M4P0E4

Between: Lei Yan Landlord

And

Steven Garmaise Tenants
Mat Garmaise
Susan Rebick

Lei Yan (the 'Landlord') applied for an order requiring Steven Garmaise, Mat Garmaise and Susan Rebick (the 'Tenants') 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 Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on February 10, 2026.

Only the Landlord, and the Landlord's legal representative Yun Tao Li attended the hearing.

As of 3:18p.m., the Tenants were 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'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 The application having been withdrawn, the LTB's file is closed.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 20, 2026
Date Issued

Inderdeep Padda
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.