



**Order under Section 100 / 101
Residential Tenancies Act, 2006**

File Number: LTB-L-074192-25

In the matter of: 6, 29 DESJARDINS ST
GARSON ON P3L1N8

Between: Raffaele Orlando Landlord

And

Shari Larose Tenant

And

Katlyn Kowalchuk Subtenant

Raffaele Orlando (the 'Landlord') applied for an order to terminate the tenancy of Shari Larose (the 'Tenant') and evict (the 'Unauthorized Occupant') because the Tenant 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.

The Landlord also applied for an order to evict the Subtenant because the subtenancy ended and the Subtenant continues to occupy the rental unit.

This application was heard by videoconference on February 9, 2026.

Only the Landlord's Legal Representative, Jennifer Murray, attended the hearing.

As of 1:09 p.m. 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 The application having been withdrawn, the LTB's file is closed.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 23, 2026
Date Issued

Benjamin Seigel
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.