



Order under Section 30 Residential Tenancies Act, 2006

Citation: Garnier v 5017270 Ltd., 2026 ONLTB 18992

Date: 2026-03-06

File Number: LTB-T-009409-26

In the matter of: 3, 271 Dunn Avenue
Toronto ON M6K2S1

Between: Emilie Garnier Tenant

And

5017270 Ltd. Landlord

Emilie Garnier (the 'Tenant') applied for an order determining that 5017270 Ltd. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 24, 2026 at 1:30 p.m.

The Tenant Emilie Garnier and the Landlord Baoling Liang attended the hearing. Kathy He Liang also attended the heading to support the Landlord as a translator.

Determinations:

1. At the hearing, the Tenant sought to withdraw the application on the grounds the heat to the rental unit was restored by the Landlord on February 14, 2026.
2. The request to withdraw was not contested by the Landlord who confirmed the heat was restored on the aforementioned date.
3. But for an order requesting to restore the heat, the application requested no additional remedies. As the issue is moot, I consented to the Tenant's request.

It is ordered that:

1. The Tenant's application having been withdrawn, the Board's file is closed.

March 6, 2026
Date Issued

Greg Witt
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.