



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

File Number: LTB-L-077920-25

In the matter of: 368 Donovan Street
Sudbury Ontario P3C3Z5

Between: Avaneu Fund2 Single Family Rental Gping Landlord

And

Martin Miron Tenants
Lindsay Ehmke

And

Donna Connie Sipes Unauthorized
Occupant

Avaneu Fund2 Single Family Rental Gping (the 'Landlord') applied for an order to terminate the tenancy of Martin Miron and Lindsay Ehmke (the 'Tenants') and evict Donna Connie Sipes (the 'Unauthorized Occupant') because the Tenants 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.

This application was heard by videoconference on March 3, 2026.

The Landlord's representative, Angie Gravelle, one of the Tenants, Martin Miron, and Donna Connie Sipes, attended the hearing.

1. At the hearing, the parties were agreeable to the Landlord withdrawing their application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

March 13, 2026
Date Issued

Vishal Nanda
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.