



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-080985-25

In the matter of: B, 711 FREDERICK ST
KITCHENER ON N2B2B3

Between: Leanna Patros Landlord

And

Cynthia Lazdins Tenant
Freddy Dean Milley

Leanna Patros (the 'Landlord') applied for an order to terminate the tenancy and evict Cynthia Lazdins and Freddy Dean Milley (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

Leanna Patros (the 'Landlord') applied for an order requiring Cynthia Lazdins and Freddy Dean Milley (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has/have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 14, 2026.

Only the Landlord's Legal Representative Sarah Narayan attended the hearing.

As of 9:27 a.m., the Tenant 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 sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 1, 2026
Date Issued

Anthony Bruno
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.