



Order under Section 100 / 101 Residential Tenancies Act, 2006

File Number: LTB-L-100057-25

In the matter of: 201, 22 Hotspur Road
Toronto Ontario M6A1X6

Between: Giuseppina Mignardi Landlord
C/O Auxilia Law

And

Avelina Ortal Tenant

And

Unauthorized Occupant Unauthorized
Occupant

Giuseppina Mignardi and C/O Auxilia Law (the 'Landlord') applied for an order to terminate the tenancy of Avelina Ortal (the 'Tenant') and evict Unauthorized Occupant (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.

Giuseppina Mignardi and C/O Auxilia Law (the 'Landlord') 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 April 9, 2026.

The Landlord's legal representative, Darlene Mezzabotta, the Tenant's legal representative, Akshat Dabari and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

April 16, 2026
Date Issued

Christina Philp
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.