



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

File Number: LTB-L-108015-25

In the matter of: 462 FERGO AVE
MISSISSAUGA ON L5B2J3

Between: Henry Kwan Landlord

And

Anatolii Ostakhov Tenant
Anastasiia Prykhodko

Henry Kwan (the 'Landlord') applied for an order to terminate the tenancy and evict Anatolii Ostakhov and Anastasiia Prykhodko (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.
- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards.

Henry Kwan (the 'Landlord') also applied for an order requiring Anatolii Ostakhov and Anastasiia Prykhodko (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has 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 April 9, 2026.

The Landlord's Legal Representative, Yun Tao Li and the Tenants' Legal Representative, Glenn Gosling attended 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 The application having been withdrawn, the LTB's file is closed.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 15, 2026
Date Issued

Carrie Bertrand
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.