



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

File Number: LTB-L-012735-26

In the matter of: 2306, 251 MANITOBA ST
ETOBICOKE ON M8Y0C7

Between: Vladimir Kaufman Landlords
Olga Kaufman

And

Bly Holden Tenants
Christopher Norman

Vladimir Kaufman and Olga Kaufman (the 'Landlords') applied for an order to terminate the tenancy and evict Bly Holden and Christopher Norman (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another Tenant.
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex, has willfully or negligently caused damage to the premises.
- The Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket costs the Landlords have incurred or will incur to repair or replace undue damage to property. The damage was caused willfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on April 23, 2026.

Only the Landlords' Representative, Ali Golabgir, attended the hearing.

As of 9:30 a.m., the Tenants 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 Landlords' Representative sought to withdraw the application, and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

April 29, 2026

Date Issued

Laura Hartsliel

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.