



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

**File Number:** LTB-L-078759-25

**In the matter of:** upstairs, 122 WENDE AVE  
TIMMINS ON P4N3E4

**Between:** Tony Menezes Landlords  
Linda Richardson

**And**

Evelyn Jones Tenants  
Guy Labelle

Tony Menezes and Linda Richardson (the 'Landlords') applied for an order to terminate the tenancy and evict Evelyn Jones and Guy Labelle (the 'Tenants') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on January 7, 2026.

The Landlords and the Tenants attended the hearing. The Landlords were represented by Paul Braganolo, a lawyer licensed to practise law in Ontario. The Tenants were represented by Marc Laroche, a lawyer licensed to practise law in Ontario.

**Determinations:**

1. The parties and their representatives appeared before me and advised that they had reached a settlement of this application which was a dismissal of the application. The parties then proceeded to make submissions that were inconsistent with a straightforward dismissal.
2. I instructed the parties to leave the hearing room and to return when they had determined whether they had, in fact, resolved the matter. I suggested that they seek the assistance of a Dispute Resolution Officer.

3. The parties did not return to my hearing room, nor have they communicated with the LTB to advise that this matter is being dealt with in any other way than the dismissal described to me. Accordingly, this application is being dismissed.

**It is ordered that:**

1. This application is dismissed and the LTB file is closed.

**June 12, 2026**  
**Date Issued**

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Christina Budweth  
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.