



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-048516-26

In the matter of: 1038 VANSICKLE RD. N.
ST. CATHARINES ON L2S2X3

Between: Felice Di Pietro Landlord

And

Jason Smith Tenants
Mandy Bielecky

On June 4, 2026, Felice Di Pietro (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Smith and Mandy Bielecky (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 30, 2025, with respect to application LTB-L-080893-25.

1. The prior order LTB-L-080893-25 provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. On June 9, 2026 an endorsement was issued to the Landlord which directs the Landlord to advise the LTB of the following by June 16, 2026:
 - The particulars of what the Tenants have breached since the issuance of the prior order LTB-L-080893-25; and
 - Confirmation of the amount paid towards the arrears by the Tenants since the issuance of the prior order LTB-L-080893-25.
3. On June 11, 2026, the Landlord provided written correspondence to the LTB noting that the Landlord filed the application under the incorrect file# and would re-submit the L4 application under the correct file number.
4. As the Landlord indicates it does not want to proceed with this application, the LTB consents to a withdrawal of the application.
5. The application having been withdrawn, the LTB has closed the file.

June 16, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.