



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

File Number: LTB-L-106251-25

In the matter of: #2, 219 Graburn Ave.
OSHAWA ON L1H3A9

Between: Sarto Provenzano Landlord

And

Shannon Francis Tenant
Michael Warriner

Sarto Provenzano (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Francis and Michael Warriner (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 willfully or negligently caused damage to the premises.

Sarto Provenzano and Forseti Legal Services (the 'Landlord') also applied for an order requiring Shannon Francis and Michael Warriner (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 1, 2026.

The member who presided at the hearing is on leave. As the Associate Chair of the Landlord and Tenant Board, I have determined that Member who heard the application is unable to issue a decision in this matter. The matter has therefore been reassigned on my own initiative under the authority of subsection 4.4(1) of the *Statutory Powers Procedure Act*. As the reassigned adjudicator, I have in accordance with the authority of subsection 4.4(6) of the *Statutory Powers Procedure Act* elected to make a decision on the basis of the existing evidentiary record.

The Landlord and both Tenants attended the hearing. The Landlord was represented by Tiffany Corradetti.

1. At the hearing, the Landlord sought to withdraw the application and the presiding Member consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

June 19, 2026
Date Issued

Ian Speers

Associate 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.