



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-030060-26

In the matter of: L-1, 32 BAYBERRY CRES
NORTH YORK ON M2K1T8

Between: Xiaoli Liu Landlord

And

Irina Matu Tenant

Xiaoli Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Irina Matu (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on June 18, 2026.

The Landlord's Agent, Jialan Yang and the Landlord's Representative, Jiangning Guo and the Tenant and the Tenant's Representative, Angie Budhwa 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 The application having been withdrawn, the LTB's file is closed.

June 26, 2026
Date Issued

Ilan Shingait
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.