



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

File Number: LTB-L-031878-25

In the matter of: 2523 LAKE SHORE BLVD W
ETOBICOKE ON M8V1E5

Between: COTA Health Landlord

And

Mohamed Gafow Tenant

COTA Health (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamed Gafow (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. (L2 application)

This L2 application was heard by videoconference on November 4, 2025.

Only the Landlord's Agent, Robert Abbatangelo, attended the hearing.

As of 9:55 am, the Tenant was 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 Landlord sought to withdraw the L2 application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

January 8, 2026

Date Issued

Alex Brkic

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.