



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

File Number: LTB-L-076979-25

In the matter of: B007, 35 TOBERMORY DR
NORTH YORK ON M3N2R6

Between: SKPM RENTS 20 Landlord

And

Adeyemi Adewusi Tenants
Ajibola Adewusi
Olamide Felicia Adewusi

SKPM RENTS 20 (the 'Landlord') applied for an order to terminate the tenancy and evict Adeyemi Adewusi, Ajibola Adewusi and Olamide Felicia Adewusi (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

SKPM RENTS 20 (the 'Landlord') also applied for an order requiring Adeyemi Adewusi, Ajibola Adewusi and Olamide Felicia Adewusi (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has/have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on December 16, 2025.

The Landlord's Representative, Sean Beard, and the Tenants, Adeyemi Adewusi and Ajibola Adewusi attended the hearing. The Landlord's Agent Sean Yu was present at the hearing but had to leave before the matter was heard.

Determination:

1. At the hearing, the Landlord's Representative sought to withdraw the application, and I consented to the request.

It is ordered:

1. The Application is dismissed as withdrawn.

January 9, 2026

Date Issued

Nicole Pedron

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.