



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-061288-25

In the matter of: 69 NICKLE ST
YORK ON M6M2H7

Between: Abel Barbosa Landlord

And

Babrosa Helder Tenant

Abel Barbosa (the 'Landlord') applied for an order to terminate the tenancy and evict Babrosa Helder (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on December 15, 2025.

Only the Landlord attended the hearing.

As of 10:40 a.m., 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 application, and I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.

January 8, 2026
Date Issued

Curtis Begg
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.