



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084096-25

In the matter of: 2706, 150 PARK ST W
WINDSOR ON N9A7A2

Between: Malaika Khoja Rupani Landlord

And

Vedikha Basiram Tenant

Malaika Khoja Rupani (the 'Landlord') applied for an order to terminate the tenancy and evict Vedikha Basiram (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on December 17, 2025. Only the Landlord's Legal Representative, Kamal M-Rezabeik, attended the hearing.

As of 1:29 p.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.

Determinations:

1. At the hearing, the Landlord's Legal Representative sought to withdraw the application on the basis that the Tenant vacated. I consented to the request.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

January 7, 2026
Date Issued

Rachel Gibbons
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.