



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

File Number: LTB-L-053206-25

In the matter of: 415, 3025 THE CREDIT WOODLANDS
MISSISSAUGA ON L5C2V3

Between: Norberto Barnachea Landlords
Presentacion Barnachea

And

Lawrence Broome-Webster Tenants
Beverly Ann Broome-Webster
Daniel Broome-Webster
Roxanne Broome-Webster
Josian Broome-Webster

Norberto Barnachea and Presentacion Barnachea (the 'Landlords') applied for an order to terminate the tenancy and evict Lawrence Broome-Webster, Beverly Ann Broome-Webster, Daniel Broome-Webster, Roxanne Broome-Webster and Josian Broome-Webster (the 'Tenants') because:

- the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

This application was heard by videoconference on January 5, 2026.

Only the Tenants, Lawrence Broome-Webster and Beverly Ann Broome-Webster; and the Landlords' Witness, John Protacio attended the hearing.

As of 10:02 a.m., the Landlords were 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. Since the Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlords' application is dismissed.

January 7, 2026
Date Issued

Christopher Lin
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.