



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

File Number: LTB-L-073059-25

In the matter of: Lower Unit, 23 First Ave
Toronto ON M4M1W7

Between: Bodeb Holdings Limited Landlord

And

Benoit Chambaron, Charlie Mitchell and Saul Lopez Tenants

Bodeb Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Benoit Chambaron, Charlie Mitchell and Saul Lopez (the 'Tenants') because: the Landlord has 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. (L2 application)

This L2 application was heard by videoconference on December 15, 2025, which was called forward at 3:25 pm.

Neither the Landlord nor the Tenants were 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 Landlord did not attend the hearing to support their L2 application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 16, 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.