



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

File Number: LTB-L-079068-25

In the matter of: Basement Unit A, 63 SHILTON RD
SCARBOROUGH ON M1S2J8

Between: Wenbo Tian Landlord

And

Kevin Bedard Tenant

Wenbo Tian (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Bedard (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.

This application was heard by videoconference on January 12, 2026.

Only the Landlord attended the hearing.

As of 9:17 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 The application having been withdrawn, the LTB's file is closed.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 22, 2026
Date Issued

Carrie Bertrand
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.