



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

File Number: LTB-L-089042-25

In the matter of: 307, 1533 WILSON AVE
NORTH YORK ON M3M1K2

Between: 2585277 Ontario Limited Landlord

And

Claudy Nicolas Tenant

2585277 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Claudy Nicolas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's legal representative Carrie Aylwin attended the hearing.

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 The application having been withdrawn; the LTB's file is closed.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 19, 2026
Date Issued

Nersi Makki
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.