



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

File Number: LTB-L-069277-25

In the matter of: 4, 2687 BROMSGROVE RD
MISSISSAUGA ON L5J4C6

Between: Lee Curtis Landlord

And

Nicole Curtis Bagnell Tenant

Lee Curtis (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Curtis Bagnell (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. (L2 application)

This L2 application was heard by videoconference on December 15, 2025.

Only the Landlord's Legal Representative, Carson Frankum, attended the hearing.

As of 9:30 am, 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. As a result, the hearing proceeded with only the Landlord's evidence.

I confirm that no one for the Tenant appeared in the videoconference room for the duration of the hearing block.

Determinations:

1. The Landlord's Legal Representative submitted that toward the end of September 2025, the Tenant gave vacant possession of the rental unit to the Landlord. He was satisfied that for the record, the date of tenancy termination could be given as September 30, 2025.
2. Based on the Landlord's uncontested submission, I find the tenancy effectively ended on September 30, 2025.
3. Apart from the single finding, the Landlord was satisfied to not proceed further with the merits hearing, I took the Landlord's request to not proceed further as effectively, a request to withdraw the L2 application. Such a withdrawal would be granted without prejudice to either party and I was satisfied to consent to the Landlord's request.

It is ordered that:

1. The Landlord's application is withdrawn and the LTB's file is hereby closed.

January 22, 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.