



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

File Number: LTB-L-072324-25

In the matter of: 57 KALINDA RD
NEWMARKET ON L3X2Y9

Between: SALVATORE FURFARO Landlord

And

REBECCA GRAHAM Tenants
DARYL GRAHAM

SALVATORE FURFARO (the 'Landlord') applied for an order to terminate the tenancy and evict REBECCA GRAHAM and DARYL GRAHAM (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.

This application was heard by videoconference on January 20, 2026.

Only one of the Tenants, Rebecca Graham, attended the hearing.

As of 9:30 a.m., the Landlord 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.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 27, 2026
Date Issued

Vishal Nanda
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.