



Jan 26, 2026

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

File Number: LTB-L-100371-25

In the matter of: TH20, 601 FINCH AVE W
NORTH YORK ON M2R1N9

Between: Elm Place Inc. Landlord

And

Georgiy Abashidze Tenant

Elm Place Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Georgiy Abashidze (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Determinations:

1. The Landlord submitted a request to the Board on January 23, 2026 to withdraw the application.
2. There was a hearing on January 20, 2026 which was adjourned. A new hearing has been scheduled for February 19, 2026.
3. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.
2. The hearing of February 19, 2026 is cancelled.

January 26, 2026
Date Issued

Madeline Ntoukas
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.