



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

File Number: LTB-L-081799-25

In the matter of: 483A OAKWOOD AVE
YORK ON M6E2W4

Between: GHIRMAY OGBAMICHAEL GHEREZIHHER Landlord

And

ATIBAL PETERS Tenants
CAROL REYES
EDWIN NECKLES

GHIRMAY OGBAMICHAEL GHEREZIHHER (the 'Landlord') applied for an order to terminate the tenancy and evict ATIBAL PETERS, CAROL REYES and EDWIN NECKLES (the 'Tenants') because:

This application was heard by videoconference on January 22, 2026.

Only the Landlord and the Landlord's Representative, Astier Negash attended the hearing.

As of 9:21 a.m., the Tenants were 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 The application having been withdrawn, the LTB's file is closed.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 30, 2026
Date Issued

Elena Jacob
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.