



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091453-25

In the matter of: 49 Willowridge Road
Etobicoke ON M9R3Z2

Between: Riccardo Ma Lourdes Moscati Landlord

And

Paulo Roberto Correia Cabral Tenants
Alfonso Cabral

Riccardo Ma Lourdes Moscati (the 'Landlord') applied for an order to terminate the tenancy and evict Paulo Roberto Correia Cabral and Alfonso Cabral (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

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

Only the Landlord and the Landlord's Representative, Taff Butters attended the hearing.

As of 1:16 p.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 The application having been withdrawn, the LTB's file is closed.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 27, 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.