



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

File Number: LTB-L-080285-25

In the matter of: 2, 137 CARLAW AVE
TORONTO ON M4M2R8

Between: John Gregorio Landlord

And

David Leach Tenant

John Gregorio (the 'Landlord') applied for an order to terminate the tenancy and evict David Leach (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.

This application was heard by videoconference on January 27, 2026.

Neither the Landlord nor Tenant were present or represented at the hearing as of 12:59 p.m. 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.

February 4, 2026
Date Issued

Vinuri Sivalingam
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.