



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

File Number: LTB-L-083409-25

In the matter of: Basement # 2, 32 Orleans Dr
SCARBOROUGH ON M1C4S8

Between: Bushra Sharif Landlord

And

Hedwich Appolus Tenant

Bushra Sharif (the 'Landlord') applied for an order to terminate the tenancy and evict Hedwich Appolus (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.

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

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

Only the Landlord's representative, Harpreet Luthra, attended the hearing.

As of 1:33 p.m., the Tenant 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. There is no dispute that the Tenants vacated the rental unit on December 31, 2025. As such, the request for eviction under this application was no longer necessary.
2. As such, I find this application has now become moot and shall be dismissed.

It is ordered that:

1. The Landlords' L2 application is dismissed as moot.

January 30, 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.