



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

File Number: LTB-L-096220-25

In the matter of: 120 NORTHVIEW AVE
WHITBY ON L1N 2G7

Between: 1417199 Ontario Limited

Landlord

and

Brittany Elizabeth Heath
Cole Graham Stephens

Tenants

1417199 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Brittany Elizabeth Heath and Cole Graham Stephens (the 'Tenants') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The parties came before me in videoconference room 132 on January 29, 2026 for the hearing of their related application in file number LTB-T-095005-24.

The Landlord's agent Hans Dhingra, the Tenants and the Tenants' legal representative Robertson Boyle attended that hearing.

The parties advised they had resolved all of their disputes and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

1. The Board granted the Landlord's to withdraw the application.
2. The application having been withdrawn, the LTB's file is closed.

February 6, 2026
Date Issued

Nersi Makki
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.