



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

File Number: LTB-L-093421-25

In the matter of: 2nd Floor Apt, 121 BLANTYRE AVE
SCARBOROUGH ON M1N2R6

Between: Richard Helfrich Landlord

And

Peter Finch Tenant

Richard Helfrich (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Finch (the 'Tenant') 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 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 28, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 2:30 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 2, 2026
Date Issued

Allana McComb
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.