



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084741-25

In the matter of: Unit 1, 746 BAY ST
MIDLAND ON L4R1M4

Between: Gr-8 Investments Landlord
Mandy Branham

And

Ross Waltenbury Tenants
Angela Waltenbury

Gr-8 Investments and Mandy Branham (the 'Landlord') applied for an order to terminate the tenancy and evict Ross Waltenbury and Angela Waltenbury (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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 2, 2026.

The Landlord, the acting property manager, Mandy Branham and the first-named Tenant attended 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 The application having been withdrawn, the LTB's file is closed.

February 9, 2026
Date Issued

Carrie Bertrand
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.