



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024214-25

In the matter of: A, 330 EDGEHILL DR
BARRIE ON L4N9X4

Between: SAWDEEP PRIYA
RAJESH KUMAR BHANDARI

Landlords

And

DIANA ELFORD
RON GOODALL

Tenants

SAWDEEP PRIYA and RAJESH KUMAR BHANDARI (the 'Landlords') applied for an order to terminate the tenancy and evict DIANA ELFORD and RON GOODALL (the 'Tenants') because:

- the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith require possession of the rental unit for the purpose of residential occupation.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 9, 2026.

The Landlords' Legal Representative, Mira Bhandari, the Tenant, Diana Elford and the Tenants' Legal Representative, Lyndsay Dubois attended the hearing.

Determinations:

1. At the hearing, the Landlords sought to withdraw the application and I consented to the request.
2. The Tenants did not oppose the request to withdraw the application but sought an order acknowledging that the Tenants vacated pursuant to the N12 Notice of Termination served by the Landlords.
3. It was undisputed between the parties that the Tenants served the Landlords with an N9 Notice of termination dated September 15, 2025 with a termination date of October 31, 2025 and that the Tenants have vacated the rental unit.
4. I consented to the Landlords' request to withdraw the application as it was undisputed the Tenants have vacated the rental unit so the application for termination of the tenancy is

moot. I make no determinations with regards to whether the Tenants' choice to vacate was a result of the N12 Notice being served.

It is ordered that:

5. The application having been withdrawn, the LTB's file is closed.

February 11, 2026
Date Issued

Christopher Lin
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.