



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091272-25

In the matter of: 1422 DUFORD DR
ORLEANS ON K1E1E6

Between: Samira Zabihi Landlords
Hesam Mahdavi

And

Diane Poirier Tenants
Sandra Gravelle

Samira Zabihi and Hesam Mahdavi (the 'Landlord') applied for an order to terminate the tenancy and evict Diane Poirier and Sandra Gravelle (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.

This application was heard by videoconference on February 18, 2026.

The Landlords and the Tenants attended the hearing.

1. At the hearing, the Landlords sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 23, 2026
Date Issued

Sean Ramage
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.