



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

**File Number:** LTB-L-092623-25

**In the matter of:** Basement, 12 LAURA RD  
NORTH YORK ON M3N1Z6

**Between:** Florence Adegboruwa Landlord

**And**

Desmond Allen Tenant

Florence Adegboruwa (the 'Landlord') applied for an order to terminate the tenancy and evict Desmond Allen (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.

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 February 18, 2026.

The Landlord, the Landlord's son Adeyemi Adegboruwa, the Tenant and the Tenant's Legal Representative Hanson Sone attended the hearing.

At the hearing, the Landlord requested the consent of the Board to withdraw their application.

### **Determinations:**

1. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consent to the withdrawal of the application.

### **It is ordered that:**

1. The Landlord's application is withdrawn. The Board's file is closed.

**February 24, 2026**  
**Date Issued**

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John Cashmore  
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.