



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078237-24

In the matter of: 5, 499A COLLEGE ST
TORONTO ON M6G1A5

Between: 2389316 Ontario LTD. Landlord

And

Eric Aldridge Tenant

2389316 Ontario LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Aldridge (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was previously heard by videoconference on February 20, 2025. The member who presided at the hearing resigned from the Board before issuing a final order. The Associate Chair of the Landlord and Tenant Board reassigned this matter under the authority of subsection 4.4(1) of the Statutory Powers Procedure Act. As the reassigned adjudicator, I have in accordance with the authority of subsection 4.4(6) of the Statutory Powers Procedure Act elected to rehear the application.

Prior to the re-hearing, on February 22, 2026, the Landlord's Legal Representative submitted a request to withdraw the application.

1. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.
2. The application having been withdrawn, the LTB's file is closed.

February 25, 2026
Date Issued

Robert Patchett
Vice Chair, 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.