



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

**File Number:** LTB-L-094811-25

**In the matter of:** 8, 37 LAMBTON AVE.  
YORK ON M6N2S2

**Between:** Qamar Mirza Landlord

**And**

Balog Nikoleit Tenant

Qamar Mirza (the 'Landlord') applied for an order to terminate the tenancy and evict Balog Nikoleit (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 23, 2026.

Only the Landlord's agent, Madiha Mirza, attended the hearing.

As of 1:24 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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 The application having been withdrawn, the LTB's file is closed.

**March 2, 2026**  
**Date Issued**

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Kyle Anderson  
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.