



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

File Number: LTB-L-100261-25

In the matter of: UPPER, 1162 AVENUE RD.
TORONTO ON M5N2E8

Between: First Derivative Investments Ltd Landlord

And

Gregory John Villarico Tenants
Beckett Sullivan-Lorenz

First Derivative Investments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory John Villarico and Beckett Sullivan-Lorenz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 19, 2026.

Only the Landlord's representative, S. Marchionne, attended the hearing.

As of 9:43 a.m., the Tenants were 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 The application having been withdrawn, the LTB's file is closed.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

Sheena Brar
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.