



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

File Number: LTB-L-103982-25

In the matter of: 1113-5 Northtown Way
North York, ON M2N7A1

Between: Ion Moncica Landlord

And

Giuseppe Moschella Tenant
Kathleen Elisabeth Jensen Thompson

Ion Moncica (the 'Landlord') applied for an order to terminate the tenancy and evict Giuseppe Moschella and Kathleen Elisabeth Jensen Thompson (collectively the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on February 25, 2026.

The Landlord, the Landlord's support person, Ilena Moncica, and the second named Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application as the N4 notice was invalid. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

March 2, 2026
Date Issued

Ken Audziss
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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.