



**Order under Section 100 / 101
Residential Tenancies Act, 2006**

File Number: LTB-L-033284-25

In the matter of: 505, 2190 WESTON RD
NORTH YORK ON M9N1Y2

Between: Capreit 2 Limited Partnership Landlord

And

Vinay Shatishbhai Patel Tenant
Sunny Vijaybhai Naik
Shamini Kirupakaran

And

Dillon Vester Unauthorized
Unknown Occupant(s) Occupant

Capreit 2 Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy of Vinay Shatishbhai Patel, Sunny Vijaybhai Naik and Shamini Kirupakaran (the 'Tenant') and evict Dillon Vester and Unknown Occupant(s) (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

Capreit 2 Limited Partnership (the 'Landlord') applied for an order to evict (the 'Subtenant') because the subtenancy ended and the SubTenant continues to occupy the rental unit.

1. The proceedings have commenced. On February 26, 2026, 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 The application having been withdrawn, the LTB's file is closed.

February 27, 2026
Date Issued

Ian Speers
Associate 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.