



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085913-25

In the matter of: 73 WEST ST N
THOROLD ON L2V2S4

Between: Maaz Khan Landlord

And

Wolfe Ruberg Tenant

Maaz Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Wolfe Ruberg (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

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

Only the Tenant's legal representatives, Joshua McKeown and Peter Giblett, both licensed paralegals, attended the hearing.

As of 9:40 a.m., the Landlord 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The legal representatives for the Tenant advised that they had expected the Landlord to attend the hearing to withdraw the application.
2. They further advised that the Tenant was recently hospitalized for a lengthy period and thereafter was transferred to the Scott Manor in Thorold as a permanent residence. The rental unit has now been condemned by the Town of Thorold and will be demolished.
3. The Tenant's representatives advised that the Landlord was a recent purchaser of the rental unit and that he was unaware of its condition.

4. As the Landlord did not attend to withdraw the application and was not in attendance at the hearing to prosecute the application, it will be dismissed.

It is ordered that:

1. The Landlord's application is dismissed. The LTB file is closed.

March 3, 2026
Date Issued

Christina Budweth
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.