



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-095291-25

In the matter of: 104, 2559 BLOOR ST W
TORONTO ON M6S1S2

Between: Joni Blanshard Former Landlord

And

EM Investments Canada Limited Current Landlord

And

Todd Reid Tenant

Joni Blanshard (the 'Former Landlord') applied for an order to terminate the tenancy and evict Todd Reid (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on June 13, 2025 with respect to application LTB-L-014660-25.

This application was heard by videoconference on December 18, 2025 and February 27, 2026.

The Current Landlord's agent Dion Bowman, the Former Landlord and both Landlord's representative Bill Burd attended the hearing.

As of 9:15 a.m. and 10:09 a.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 Current 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 The application having been withdrawn, the LTB's file is closed.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

Julie Broderick
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.