



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

File Number: LTB-L-094898-25

In the matter of: Main Floor, 133 Galt Ave
Toronto ON M4M2Z4

Between: Tony Shiu Cheung Chan Landlord
Julie Lai-Yin Chan

And

TONIA BRYAN Tenant

Tony Shiu Cheung Chan and Julie Lai-Yin Chan (the 'Landlord') applied for an order to terminate the tenancy and evict TONIA BRYAN (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on March 3, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:24 p.m. although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

March 12, 2026
Date Issued

Allana McComb
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.