



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

File Number: LTB-L-097444-25

In the matter of: 2303, 44 VALLEY WOODS RD
NORTH YORK ON M3A2R7

Between: Top of the Valley Apartments Landlord

And

Saurav Singh Tenants
Smaran Bhatia

And

Occupant #1 Unauthorized
Occupant

Top of the Valley Apartments (the 'Landlord') applied for an order to terminate the tenancy of Saurav Singh and Smaran Bhatia (the 'Tenants') and evict Occupant #1 (the 'Unauthorized Occupant') because the Tenants 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.

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

Only the Landlord's representative, Sean Beard, attended the hearing.

As of 11:13 a.m., neither the Tenants nor the unauthorized occupants were 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 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 The application having been withdrawn, the LTB's file is closed.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 17, 2026
Date Issued

Vishal Nanda
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.