



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

File Number: LTB-L-105293-25

In the matter of: 1, 120 DOWLING AVE
TORONTO ON M6K3A1

Between: Pergos Developments Landlord

And

Gregory Gaboo Tenants
Erin Simmons

Pergos Developments (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Gaboo and Erin Simmons (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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

This application was scheduled to be heard by videoconference on March 17, 2026.

The Landlord, Nick Anagnostopoulos, was present. The Tenants and the Tenants Legal Representative, Andrew Son, attended.

The parties voluntarily engaged in mediation. As a result of the resolution discussion, the Landlord requested that the application be withdrawn. The Tenants did not object to the Landlord's request.

1. The application having been withdrawn, the LTB's file is closed.

March 24, 2026
Date Issued

Eno Ubia
Hearings Officer, 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.