



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

File Number: LTB-L-087281-24-EX

In the matter of: Basement Front, 354 CLENDENAN AVE
TORONTO ON M6P2X4

Between: Ted Tomulka Landlord

And

Maria Niggenaber Tenant
LIDIA MAJCHRZAK
West Toronto Community Legal Services

Ted Tomulka (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Niggenaber, LIDIA MAJCHRZAK and West Toronto Community Legal Services (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.

This order was issued without a hearing being held.

1. On March 24, 2026, 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 The application having been withdrawn, the LTB's file is closed.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 30, 2026
Date Issued

Emily Robb
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.