



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

File Number: LTB-L-085009-25

In the matter of: 1305, 2777 Kipling Ave
Toronto Ontario M9V4M2

Between: Q RES V Operating LP Landlord

And

Douglas Osei Tenants
William Osei

And

Unknown Occupant(s) Unauthorized
Occupant

Q RES V Operating LP (the 'Landlord') applied for an order to terminate the tenancy of Douglas Osei and William Osei (the 'Tenants') and evict Unknown Occupant(s) (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 24, 2026.

The Landlord's legal representative Sabrina Marchionne, the Landlord's agent Ailene Vilorio and the first named Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The Landlord's representative said the Tenant advised they have possession of the rental unit. The Landlord's representative request the withdrawal request to be without prejudice.
3. Because none of the merits of this application were considered, it will be withdrawn without prejudice and the LTB file closed.

March 27, 2026
Date Issued

Dana Wren
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.