



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

File Number: LTB-L-085844-23

In the matter of: Basement, 220 LIVINGSTON RD
SCARBOROUGH ON M1E1L7

Between: Patrick Imalingat Landlord

And

Rogers Mueller Tenant
Mark Colin Smith
Mariusz Kwaniewski

The term "Landlord" refers to all persons or companies identified as a Landlord and "Tenant" refers to all persons identified as a Tenant, within the order.

Patrick Imalingat (the 'Landlord') applied for an order to terminate the tenancy and evict Rogers Mueller, Mark Colin Smith and Mariusz Kwaniewski (the 'Tenant') because:

- the Landlord has/have 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 April 2, 2026.

Only the Tenant, RM and MK, attended the hearing.

As of 9:21am, the Landlord was not 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.

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.

April 7, 2026
Date Issued

Sonia Anwar-Ali
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.