



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

File Number: LTB-L-009656-26

In the matter of: Basement #2, 60 Delabo Dr.
North York, ON M3J3S4

Between: Amy Zhou Landlord

And

Nehal Charania Tenant

Amy Zhou (the 'Landlord') applied for an order to terminate the tenancy and evict Nehal Charania (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord, the Landlord's representative, Reginald Bent, and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application as the N4 Notice of Termination was invalid. I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.

April 15, 2026
Date Issued

Ken Audziss
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.