



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

File Number: LTB-L-009723-26

In the matter of: 505-25 Trudelle St.
Scarborough, ON M1J1Z4

Between: 2501572 Ontario Inc. Landlord

And

Shimona Williams Tenants
Paul Petgrave

2501572 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shimona Williams and Paul Petgrave (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on April 13, 2026.

Only the Landlord's Representative, Anome Mehrabian, and the first named Tenant, Shimona Williams, attended the hearing.

Determinations:

1. At the hearing, the Landlord sought to withdraw the application, and the Board consented to the request.

It is ordered that:

1. The application having been withdrawn; the Board's file is now closed.

April 21, 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.