



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

File Number: LTB-L-108705-25

In the matter of: 214, 2575 DANFORTH AVE
TORONTO ON M4C1L5

Between: Canadian Mental Health Association, Toronto Landlord

And

Victoria Wood (Main Square) Inc. Owner/Landlord

And

Donovan Queensborough Tenant

Canadian Mental Health Association, Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Donovan Queensborough (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

Victoria Wood (Main Square) Inc. is added as a party (Owner/Landlord) to this application.

This application was heard by videoconference on April 15, 2026.

The Landlord's Agent (Canadian Mental Health Association, Toronto), Simi Datta, and the Landlord's Legal Representative (Victoria Wood (Main Square) Inc.), Martin Zarnett, attended the hearing.

As of 9:28 a.m., the Tenant 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.

1. At the hearing, 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 The application having been withdrawn, the LTB's file is closed.

April 22, 2026
Date Issued

Lisa Del Vecchio

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.