



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

**File Number:** LTB-L-009290-26

**In the matter of:** MAIN FLOOR, 31 PENDER CRES  
SCARBOROUGH ON M1T2M8

**Between:** Alvin Emmanuel Landlords  
Julie Emmanuel

**And**

Sharry Budd Tenant

Alvin Emmanuel and Julie Emmanuel (the 'Landlords') applied for an order to terminate the tenancy and evict Sharry Budd (the 'Tenant') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 21, 2026.

The Landlords' Legal Representative, Yvette Wong, the Tenant, and the Tenant's Legal Representative, Katrina Dods, attended the hearing.

1. At the hearing, the Landlords sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**May 8, 2026**  
**Date Issued**

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Amit Gurpersaud  
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.