



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

**File Number:** LTB-L-010674-26

**In the matter of:** BASEMENT SUITE, 81 KALMAR AVE  
SCARBOROUGH ON M1N3G5

**Between:** John Oakes Landlords  
Graham Chernoff  
Kirsten Oakes  
Nathalie Chernoff

**And**

John Charlesworth Tenant

John Oakes, Graham Chernoff, Kirsten Oakes and Nathalie Chernoff (the 'Landlords') applied for an order to terminate the tenancy and evict John Charlesworth (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 23, 2026.

Only the Landlords' Legal Representative, L. Walker attended the hearing.

As of 1:00 p.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 Landlords sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**April 28, 2026**  
**Date Issued**

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Sheena Brar  
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.