



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

File Number: LTB-L-011593-26

In the matter of: 803, 212 EGLINTON AVE E
TORONTO ON M4P0A3

Between: Samantha Bernice Witt Landlord

And

Olga Geyber Tenants
Vitaly Fligel

Samantha Bernice Witt (the 'Landlord') applied for an order to terminate the tenancy and evict Olga Geyber and Vitaly Fligel (the 'Tenants') because: the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on April 28, 2026. Neither the Landlord nor the Tenants were present or represented at the hearing as of 9:25 a.m. although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

May 5, 2026
Date Issued

Christina Budweth
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.