



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

File Number: LTB-L-102807-25

In the matter of: 77 LAURELEAF RD
Markham ON L3T2Y3

Between: 1000105635 Ontario Ltd. Landlord

And

Behnam Nikaiin Tenant

1000105635 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Behnam Nikaiin (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

Determinations:

1. This application was before the Board on January 22, 2026 and adjourned. It is currently scheduled for a hearing on May 13, 2026.
2. On May 1, 2026, the Landlord submitted a request to withdraw the application. Pursuant to section 200(4) of the *Residential Tenancies Act, 2006* I consent to the request.

It is ordered that:

1. The Landlord's application is withdrawn. The Board's file is closed.
2. The May 13, 2026 hearing is cancelled.

May 4, 2026
Date Issued

John Cashmore
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.