



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-062644-24

In the matter of: 572 Crerar Avenue
Oshawa ON L1H2W8

Between: Lucky Evbagharu Landlord

And

Sean Mather Tenant

Lucky Evbagharu (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Mather (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was started, but not completed, during the videoconference hearing held on November 21, 2024. The Landlord and the Tenant attended the hearing.

Determinations:

1. On May 6, 2026, the Landlord filed a Request to Withdraw the application without a hearing, submitting that the matter was resolved amicably. Given that the Landlord's application may have otherwise resulted in an eviction, I find that granting the withdrawal request will not prejudice the Tenant.
2. In accordance with subsection 200(4) of the *Residential Tenancies Act* (2006) (the 'Act'), I consent to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed. The hearing scheduled on June 4, 2026, is cancelled.

May 12, 2026
Date Issued

Kate Sinipostolova
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.