



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098487-24

In the matter of: 901, 760 SHEPPARD AVE W
NORTH YORK ON M3H0B3

Between: The Estate of Moshe Baum Landlord

And

Oleg Ilnitsky Tenant

The Estate of Moshe Baum (the 'Landlord') applied for an order to terminate the tenancy and evict Oleg Ilnitsky (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Determinations:

Procedural History

1. This application was adjourned on March 17, 2025, as there was insufficient time to have the matter heard.¹
2. The application then started to be heard on the merits on October 20, 2025, and was adjourned as additional time was required to complete the proceedings.²
3. The application was in the process of being rescheduled by the Board.

Request to Withdraw

4. On May 12, 2026, the Landlord submitted a *Request to Withdraw an Application*, as they sought to withdraw their application without a further hearing (DOC-7951410).
5. I note that the Tenant did not raise any issues under subsection 82(1) of the *Residential Tenancies Act, 2006*. The application was therefore limited to the Landlord's claims for rent arrears and their request to terminate the tenancy and evict the Tenant.
6. Accordingly, pursuant to subsection 200(4) of the *Residential Tenancies Act, 2006*, I consent to the withdrawal of the application.

¹ Interim Order LTB-L-098487-24-IN, issued on March 24, 2025.

² Interim Order LTB-L-098487-24-IN2, issued on November 13, 2025.

It is ordered that:

1. The application having been withdrawn; the Board's file is closed.

May 14, 2026
Date Issued

Alexandre Traboulsi
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.