



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018626-26

In the matter of: Basement, 175 Penn Avenue
Newmarket ON L3Y2S3

Between: Margaret Voorpostel Landlord

And

Anthony Gelati Tenant

Margaret Voorpostel (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Gelati (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

This application was heard by videoconference on May 19, 2026 at 5:00 p.m.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 5:00 p.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 27, 2026
Date Issued

Greg Witt
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.