



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

File Number: LTB-L-021437-26

In the matter of: 1101-100 Gamble Ave.
Toronto, ON M4K2H2

Between: Novi Properties Landlord

And

Manon Moreau Tenant

Novi Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Manon Moreau (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 26, 2026.

Only the Landlord's Agent, Elvis Prifti, and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Landlord sought to withdraw the application on the basis that the N4 notice of termination was invalid, as it included arrears that had already been addressed by an order issued under LTB-L-095880-25. The Board consented to the request.

It is ordered that:

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 The application having been withdrawn; the Board's file is closed.

June 4, 2026
Date Issued

Ken Audziss
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.