



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

**File Number:** LTB-L-038867-26

**In the matter of:** UNIT 227, 258B SUNVIEW ST  
WATERLOO ON N2L0H7

**Between:** Jason Pinnock Landlords  
Frances Menezes Pinnock

**And**

Jiayi Wu Tenant

Jason Pinnock and Frances Menezes Pinnock (the 'Landlords') applied for an order to terminate the tenancy and evict Jiayi Wu (the 'Tenant') because the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith require possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on June 18, 2026.

Neither the Landlords nor the Tenant were present or represented at the hearing as of 9:39 a.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 Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlords' application is dismissed.

**June 25, 2026**  
**Date Issued**

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Christina Philp  
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.