



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

File Number: LTB-L-011727-24

In the matter of: 2A, 658 Dundas Street West
Toronto Ontario M5T1H9

Between: Tran Pham
Tralen Investments

Landlords

And

Raymond Brunet

Tenant

Tran Pham and Tralen Investments (the 'Landlords') applied for an order to terminate the tenancy and evict Raymond Brunet (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 Landlords or another tenant.

This application was heard by videoconference on December 17, 2025.

Neither the Landlords nor the Tenant were present or represented at the hearing as of 11:57 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.

January 8, 2026
Date Issued

Lisa Del Vecchio
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.