



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

File Number: LTB-L-079626-25

In the matter of: 615, 35 ESTERBROOKE AVE
NORTH YORK ON M2J2C6

Between: SB Property Rentals Inc. Landlord

And

Junnelli Manigo Tenants
Eufrocina Manigo

SB Property Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Junnelli Manigo and Eufrocina Manigo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 15, 2025. Only the Tenant, Junnelli Manigo, attended the hearing.

As of 1:43 p.m., the Landlord was not present or represented at the hearing 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.

January 7, 2026
Date Issued

Rachel Gibbons
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.