



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-101989-25

In the matter of: 11, 2 MC PHERSON AVE
KAPUSKASING ON P5N1T8

Between: OUELLETTE ASSET MANAGEMENT CORP Landlord

And

GUY JR COTE Tenant

OUELLETTE ASSET MANAGEMENT CORP (the 'Landlord') applied for an order to terminate the tenancy and evict GUY JR COTE (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on November 10, 2025 with respect to application LTB-L-046251-25.

This application was heard by videoconference on January 6, 2026. Neither the Landlord nor the Tenant attended 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 9, 2026

Date Issued

Greg Joy
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.