



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

File Number: LTB-L-090581-25

In the matter of: Basement, 1945 Davenport Road
Toronto ON M6N1C3

Between: Kirsten Joy Landlord
Babak Yazdani

And

Trenton Hawkins Tenant

Kirsten Joy and Babak Yazdani (the 'Landlord') applied for an order to terminate the tenancy and evict Trenton Hawkins (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on January 6, 2026.

Only the Tenant attended the hearing.

As of 9:32 AM, the Landlords were 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:

Since the Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

The Landlords' application is dismissed.

January 12, 2026
Date Issued

Jeanie Theoharis
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.