



**Order under Section 79
Residential Tenancies Act, 2006**

File Number: LTB-L-056274-25

In the matter of: 303, 765 Montreal Rd.
OTTAWA ON K1K0S9

Between: Shepherds of Good Hope Landlord

And

Joebart Javier Tenant

Shepherds of Good Hope (the 'Landlord') applied for an order to terminate the tenancy and evict Joebart Javier (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

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

Neither the Landlord nor the Tenant was present or represented at the hearing as of 10:40 am 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 13, 2026
Date Issued

Joshua Labbe
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.