



Order under Section 69 Residential Tenancies Act, 2006

Citation: DRISCOLL v ILCHENKO, 2026 ONLTB 3548

Date: 2026-01-14

File Number: LTB-L-086336-25

In the matter of: 117, 55 STEWART STREET
TORONTO ON M5V2V1

Between: JOHN DRISCOLL

Landlord

And

NATALIA ILCHENKO
NIKOLAI SEMIN

Tenant

JOHN DRISCOLL (the 'Landlord') applied for an order to terminate the tenancy and evict NATALIA ILCHENKO and NIKOLAI SEMIN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Tenants attended the hearing. Nikia Ilchenko assisted his mother with English translation.

As of 11:48 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:

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 14, 2026
Date Issued

Vanessa Davies
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.