



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

File Number: LTB-L-074285-25

In the matter of: 811, 46 WESTERN BATTERY RD
MARKHAM ON M6K3P1

Between: Ryan Marchand Landlord

And

Terri-Lynn Beswick Tenant

Ryan Marchand (the 'Landlord') applied for an order to terminate the tenancy and evict Terri-Lynn Beswick (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 8, 2026.

Only the Tenant's legal representative Tracey Yu and the Tenant attended the hearing.

As of 9:25 a.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 14, 2026
Date Issued

Kyle McGraw
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.