



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

File Number: LTB-L-096052-25

In the matter of: 5, 1 ELGIN ST N
ACTON ON L7J2B2

Between: Kyoontae Kim Landlord

And

Frederick Pugliese Tenants
Selena Oakley

Kyoontae Kim (the 'Landlord') applied for an order to terminate the tenancy and evict Frederick Pugliese and Selena Oakley (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants and have willfully or negligently caused damage to the premises. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 8, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 10:55 a.m. 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 19, 2026
Date Issued

Karen Gonçalves
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.