



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

File Number: LTB-L-089643-25

In the matter of: BASEMENT, 37 GREENHALF DR
AJAX ON L1S7N7

Between: GULNAAZ YOUSAF Landlord

And

NYLAH-RAINE FOSTER-BROWNE Tenants
ALICIA FOSTER-BROWNE
MICHAEL FOSTER-BROWNE

GULNAAZ YOUSAF (the 'Landlord') applied for an order to terminate the tenancy and evict NYLAH-RAINE FOSTER-BROWNE, ALICIA FOSTER-BROWNE and MICHAEL FOSTER-BROWNE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 12, 2026.

Only the Tenant, Alicia Foster-Browne attended the hearing.

As of 9:34 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 20, 2026
Date Issued

Panagiotis P. Roupas
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.