



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-080854-25

In the matter of: MAIN UNIT, 42 ALLARD AVE
AJAX ON L1Z1A7

Between: NNEKA CHIGBO Landlord

And

ADAM CUMMER Tenants
MICHELLE JOHNSON

NNEKA CHIGBO (the 'Landlord') applied for an order to terminate the tenancy and evict ADAM CUMMER and MICHELLE JOHNSON (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

NNEKA CHIGBO (the 'Landlord') also applied for an order requiring ADAM CUMMER and MICHELLE JOHNSON (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

Neither the Landlord nor the Tenants were present or represented at the hearing as of 2:55 p.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 20, 2026

Date Issued

Curtis Smith

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.