



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

File Number: LTB-L-081168-25

In the matter of: UPPER, 67 ALICE ST
Guelph ON N1E2Z7

Between: Andrew Giordano Landlord

And

Heidi Renkema Tenant

Andrew Giordano (the 'Landlord') applied for an order to terminate the tenancy and evict Heidi Renkema (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 13, 2026.

Only the Landlord attended the hearing.

As of 1:30 p.m., the Tenant 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant vacated the rental unit on December 15, 2025.
2. Accordingly, since the Tenant vacated the rental unit the Landlord's application is moot.

It is ordered that:

1. The Landlord's application is dismissed.

January 15, 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.