



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

File Number: LTB-L-093925-25

In the matter of: 1601, 2550 SIMCOE ST N
OSHAWA ON L1L0R5

Between: Natalia Ionitel Landlord

And

Johnathan Vyse Tenant

Natalia Ionitel (the 'Landlord') applied for an order to terminate the tenancy and evict Johnathan Vyse (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:06 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 21, 2026
Date Issued

Fotoula Hatzantonis
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.