



Order under Section 79 Residential Tenancies Act, 2006

File Number: LTB-L-076077-25

In the matter of: 510, 355 ADELAIDE ST
THUNDER BAY ON P7A7X3

Between: Dawson Properties Landlord

And

Mitchell Gabriel Benedet Tenant

Dawson Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Mitchell Gabriel Benedet (the 'Tenant') because:

- the Landlord believes that the Tenant abandoned the unit.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on December 8, 2025.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 4:30 PM 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 22, 2026
Date Issued

Bryan Delorenzi
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.