



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

File Number: LTB-L-101063-25

In the matter of: 802, 25 CEDARCROFT BLVD
TORONTO ON M2R2Z3

Between: NOVI PROPERTIES Landlord

And

GIORGI BANTSADZE Tenants
VAKHTANG ERISTAVI

Novi Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Giorgi Bantsadze and Vakhtang Eristavi (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on January 21, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 12:08 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 27, 2026
Date Issued

Rachel Gibbons
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.