



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

File Number: LTB-L-094968-25

In the matter of: 305, 421 WEST ST N
ORILLIA ON L3V5E7

Between: M Residential Real Estate LP Landlord

And

John Gillies Tenant

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict John Gillies (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques

This application was heard by videoconference on January 22, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:15 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 29, 2026
Date Issued

Melissa Anjema
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.