



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

File Number: LTB-L-082639-25

In the matter of: 1218, 2020 JASMINE CRES
GLOUCESTER ON K1J8K5

Between: Bharatkumar Vala Landlord
Nipaben Vala

And

Matthew Brazeau Tenant

Bharatkumar Vala and Nipaben Vala (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Brazeau (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 26, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 12:30 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 30, 2026
Date Issued

Jeremy Henderson
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.