



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

**File Number:** LTB-L-012153-25

**In the matter of:** 690 BERTHIAUME ST  
HAWKESBURY ON K6A3M1

**Between:** Michael Pharand Landlord

**And**

Amanda Provencal Tenant

Michael Pharand (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Provencal (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

This application was heard by videoconference on January 27, 2026.

Only the Tenant attended the hearing.

As of 2:03 pm, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

### **Determinations:**

1. I find that this application has been abandoned because the Landlord did not appear to support their application.

### **It is ordered that:**

1. The application is dismissed.

**February 3, 2026**  
**Date Issued**

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Nersi Makki  
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.