



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

File Number: LTB-L-074729-25

In the matter of: 48 VILLAGE WALK PVT
MANOTICK ON K4M1L1

Between: Tim O'Connor Landlord
Anne Smith

And

Marlene St. Pierre Tenant
Lisa St. Pierre

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Tim O'Connor and Anne Smith (the 'Landlord') applied for an order to terminate the tenancy and evict Marlene St. Pierre and Lisa St. Pierre (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on January 28, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 1:43 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.

February 6, 2026
Date Issued

Alicia Johnson
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.