



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

File Number: LTB-L-005539-25

In the matter of: 315, 2507 Hurontario Street
Mississauga Ontario L5A2G8

Between: Orchard Apartments (2503-2507) LP Landlord

And

Mirosław Siuda Tenant

Orchard Apartments (2503-2507) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Mirosław Siuda (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 application); and
- The Tenant has been persistently late in paying the Tenant's rent (L2) application

This application was heard by videoconference on January 30, 2026.

The application was originally heard on April 22, 2025. Only the Landlord's Agent Anna Peluso attended the hearing. By endorsement dated May 2, 2025, I directed that the hearing be reconvened to canvass the issue of when the lawful monthly rent changed, which would affect the quantum of arrears the Landlord is seeking.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 11:15 a.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

Margo den Haan
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.