



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

File Number: LTB-L-097044-25

In the matter of: BASEMENT, 73 ANDREW PARK
WOODBRIIDGE ON L4L1E8

Between: PHILIP SABETTI Landlord

And

EDMOND KUCAJ Tenants
LAURA MERGA

PHILIP SABETTI (the 'Landlord') applied for an order to terminate the tenancy and evict EDMOND KUCAJ and LAURA MERGA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Neither the Landlord nor the Tenants were present or represented at the hearing as of 1:41 pm, 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 3, 2026
Date Issued

Brenda Mercer
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.