



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

File Number: LTB-L-043574-25

In the matter of: 116 ROLLINS DR
BELLEVILLE ON K8N4J5

Between: Phil Ferguson Landlord

And

Tzvi Shay Tenant

Phil Ferguson (the 'Landlord') applied for an order to terminate the tenancy and evict Tzvi Shay (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 February 2, 2026.

Only the Tenant, the Tenant's witness (daughter), Lacey Shay, and the Tenant's representative, Brittany Prytulka, attended the hearing.

As of 9:17 a.m., 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. 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 10, 2026
Date Issued

Karen Gonçalves
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.