



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

File Number: LTB-L-094790-25

In the matter of: 7, 37 LAMBTON AVE
YORK ON M6N2S2

Between: Qamar Mirza Landlord

And

Lorena Racz Tenants
Laurent Racz

Qamar Mirza (the 'Landlord') applied for an order to terminate the tenancy and evict Lorena Racz and Laurent Racz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 2, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 12:58 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

Fotoula Hatzantonis
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.