



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

File Number: LTB-L-099350-25

In the matter of: MAIN FLOOR, 315 BROCK AVE
TORONTO ON M6K2M6

Between: Phu Ngoc Nguyen Landlord

And

Paolo Sarra Tenant

Phu Ngoc Nguyen (the 'Landlord') applied for an order to terminate the tenancy and evict Paolo Sarra (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026.

The Landlord's son David Tran attended the hearing but did not have authorisation to speak on the Landlord's behalf.

Since neither the Landlord nor the Tenant were present or represented at the hearing as of 1:21 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

Sheena Brar
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.