



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

File Number: LTB-L-087752-25

In the matter of: Lower, 195 Millwood Road MILLWOOD RD
Toronto ON M4S1J6

Between: James Eric Harnish
Danielle Harnish Landlord

And

Gary Quigley Tenant

James Eric Harnish and Danielle Harnish (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Quigley (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.

This application was heard by videoconference on February 9, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 2:50 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 18, 2026
Date Issued

Vicky Liu
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.