



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093456-25

In the matter of: 305, 2 ROYAL YORK RD
ETOBICOKE ON M8V2S6

Between: 2 Royal York Apartments Landlord

And

Michael Craig Devane Tenant
Dana Marie Ryan

2 Royal York Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Craig Devane and Dana Marie Ryan (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was heard by videoconference on February 11, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 1:14 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

Anthony Bruno
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.