



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-019715-25

In the matter of: 201, 1545 BIRCHMOUNT ROAD
SCARBOROUGH ON M1P2H2

Between: Gina Osmond Tenant

And

North 44 Property Management Landlord

Gina Osmond (the 'Tenant') applied for an order determining that North 44 Property Management (the 'Landlord') did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

An Adjudicative Case Conference was held by videoconference on February 12, 2026.

Only the Landlord's Legal Representative, Sara Matthew, attended the case conference.

As of 9:56 a.m., the Tenant not present or represented at the case conference although properly served with notice of this case conference by the LTB. There was no record of a request to adjourn the case conference.

Determinations:

1. Since the Tenant did not attend the case conference to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 18, 2026
Date Issued

Susan Priest
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.