



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

File Number: LTB-L-088882-24

In the matter of: 902, 285 MELVIN AVE
HAMILTON ON L8H2K4

Between: 285 Melvin Apts Limited Landlord

And

Pauline Ksonzena Tenant

285 Melvin Apts Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Ksonzena (the 'Tenant') because the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

This application was heard by videoconference on February 20, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 10:59 a.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 23, 2026
Date Issued

Elena Jacob
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.