



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

File Number: LTB-L-101624-25

In the matter of: 69-12 Kingston Rd.
Toronto, ON M4L1S4

Between: 2-12 Kingston Residences Corp. Landlord

And

Maria Fernanda Valencia
Andres Felip Macuase Angulo Tenants

2-12 Kingston Residences Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Fernanda Valencia and Andres Felip Macuase Angulo (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on February 23, 2026.

Only the Tenants attended the hearing.

As of 1:31 p.m., the Landlord was not present or represented at the hearing 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.

March 3, 2026
Date Issued

Ken Audziss
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.