



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

File Number: LTB-L-097585-25

In the matter of: 6423 BARKER ST
NIAGARA FALLS ON L2G1Y6

Between: Michael James Irvine Landlord
Maria Elrod

And

Justin Gerard Tenant
Eva Maria Girolami

Michael James Irvine and Maria Elrod (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Gerard and Eva Maria Girolami (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 25, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 3:04 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.

March 4, 2026
Date Issued

Joy Xiao
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.