



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

File Number: LTB-L-000243-26

In the matter of: 3, 226 CACHE BAY RD
STURGEON FALLS ON P2B3H7

Between: Alain Taillefer Landlord

And

Melina Lavigne Tenants
Justin Case
Paul Beaudry
Sylvie Beaudry

Alain Taillefer (the 'Landlord') applied for an order to terminate the tenancy and evict Melina Lavigne, Justin Case, Paul Beaudry and Sylvie Beaudry (the 'Tenants') 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 March 3, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 2:10 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 10, 2026
Date Issued

Panagiotis P. Roupas
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.