



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

File Number: LTB-L-095062-25

In the matter of: 340, 3091 DUFFERIN ST
NORTH YORK ON M6A0C4

Between: Maria Margarida De Medeiros Alexandre Landlord

And

Marianella Alvaro Tenant

Maria Margarida De Medeiros Alexandre (the 'Landlord') applied for an order to terminate the tenancy and evict Marianella Alvaro (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on March 3, 2026. Only the Tenant attended the hearing. As of 9:33am, the Landlord was not present or represented at 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 9, 2026
Date Issued

Fabio Quattrociocchi
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.