



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-101043-25

In the matter of: Lower, 1248 CURRY AVE
WINDSOR ON N9B2C9

Between: Le Nhi Luu Landlord

And

John Papak Tenant

Le Nhi Luu (the 'Landlord') applied for an order to terminate the tenancy and evict John Papak (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on January 3, 2025, with respect to application LTB-L-049199-24.

This application was heard by videoconference on January 13, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 1:29 pm 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

Kyle Anderson
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.