



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-052173-25

In the matter of: 2221, 30 SHORE BREEZE DR
ETOBICOKE ON M8V0J1

Between: Sarah Hafizi Landlord

And

Jayne Russell Tenant

Sarah Hafizi (the 'Landlord') applied for an order to terminate the tenancy and evict Jayne Russell (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

Sarah Hafizi (the 'Landlord') also applied for an order requiring Jayne Russell (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 3, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 11:09 a.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 17, 2026
Date Issued

Vinuri Sivalingam
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.