



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

File Number: LTB-L-004579-26

In the matter of: 621, 170 Dudley Ave
Thornhill ON L3T2E7

Between: Beaux Properties Management Company Landlord

And

Jemali Peradze Tenants
Khatuna Shukakidze

Beaux Properties Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Jemali Peradze and Khatuna Shukakidze (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques

This application was heard by videoconference on March 11, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 2:49 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 20, 2026
Date Issued

Sheena Brar
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.