



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

File Number: LTB-L-108717-25

In the matter of: 12 EVELYN WIGGINS DR
NORTH YORK ON M3J0G3

Between: Neville O'Sullivan Landlord

And

Anne Sutherland Tenant

Neville O'Sullivan (the 'Landlord') applied for an order to terminate the tenancy and evict Anne Sutherland (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on March 18, 2026 at 9:32 a.m.

Only the Tenant Anne Sutherland attended the hearing.

As of 8:35 a.m. the Landlord signed into the hearing room and then disconnected shortly thereafter. The matter was stood down to permit the Landlord additional time to join the hearing. As of 9:32 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

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 26, 2026
Date Issued

Greg Witt
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.