



Order under Section 69 Residential Tenancies Act, 2006

Citation: NOVI PROPERTIES v NARVAEZ, 2026 ONLTB 19294

Date: 2026-03-20

File Number: LTB-L-091766-25

In the matter of: 1304, 25 CEDARCROFT BLVD
TORONTO ON M2R2Z3

Between: NOVI PROPERTIES Landlord

And

MARIA NARVAEZ Tenants
RUSSEL HAYNE

NOVI PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict MARIA NARVAEZ and RUSSEL HAYNE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 20, 2026.

Neither party was present or represented at the hearing although properly served with notice of this hearing by the LTB. There was a record of a Request to Withdraw submitted on January 16, 2026, which was not processed in time for 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

Vanessa Davies
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.