



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

File Number: LTB-L-086259-24

In the matter of: 407, 7 ERIE AVE
BRANTFORD ON N3S0K5

Between: Irise., Brokerage Landlord

And

Florentina Albu Tenant

Irise., Brokerage (the 'Landlord') applied for an order to terminate the tenancy and evict Florentina Albu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference in part on January 29, 2025 and in part on March 30, 2026.

On January 29, 2025, the Landlord's Agent, Kyle Murdock, the Landlord's Legal Representative, Puneet Shroff, and the Tenant attended the hearing.

On March 30, 2026, as of 1:17 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. Only the Tenant attended the hearing on this date.

The Tenant informed me that the parties understood that this matter had been withdrawn pursuant to a consent order issued in relation to LTB-T-013832-24. On review of that order, I find it indicates that the Landlord agreed to withdraw this application, but the order does not specify that this application had been withdrawn.

DOC-7602756 contained in the Tribunals Ontario Portal for this file contains in an e-mail exchange in which the Landlord's Legal Representative attempts to request to withdraw this application, and LTB staff inform them they cannot accept this request due to the LTB's Practice Direction Requiring Law Society Licensees to use Tribunals Ontario Portal (TOP). Given this, I am satisfied that the Landlord has no intention of pursuing this application.

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.

April 1, 2026

Date Issued

Benjamin Seigel

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.