



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

File Number: LTB-L-101023-25

In the matter of: Basement, 23 FRIZZELL AVE
TORONTO ON M4K1H8

Between: Christine Divljakovic Landlord

And

Dmytro Tymofiienko Tenants
Anastasiia Vasylevych

Christine Divljakovic (the 'Landlord') applied for an order to terminate the tenancy and evict Dmytro Tymofiienko and Anastasiia Vasylevych (the 'Tenants') because the Landlord 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 11, 2026. As of 9:46 am, neither party was 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.

Determinations:

1. Since the Landlord did not attend the hearing to support their L2 application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

April 7, 2026
Date Issued

Alex Brkic
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.