



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

File Number: LTB-L-002422-26

In the matter of: Lower Unit, 47 SANTA BARBARA RD
NORTH YORK ON M2N2C1

Between: Andreas (Andy) Kazas Landlord

And

Josephine Flor Mata Tenants
Mariah Jamie Lynn Flor Mata

Andreas (Andy) Kazas (the 'Landlord') applied for an order to terminate the tenancy and evict Josephine Flor Mata and Mariah Jamie Lynn Flor Mata (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 18, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 2:22 p.m., 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.

April 7, 2026
Date Issued

Kyle Anderson
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.