



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-004053-26-HR

In the matter of: 74 Upney Drive
Nepean, ON K2J5G6

Between: Ly Thi Nguyen Landlord

and

Adel Ayadi Tenant

HEARING ORDER

Ly Thi Nguyen (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Adel Ayadi (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that the Tenant owes,

This application was heard by videoconference on March 18, 2026. Only the Tenant attended the hearing. As of 9:56am (the hearing was scheduled to start at 9am), the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB by email on January 26, 2026 (the Landlord had consented to service by email). There was no record of a request to adjourn or reschedule 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:

2. The application is dismissed.

April 7, 2026
Date Issued

Michelle Tan
Vice Chair, 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.