



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

File Number: LTB-L-006242-26

In the matter of: 660 STONE ST N
GANANOQUE ON K7G1Z3

Between: Jamie Birmingham Landlord

And

Sam Milner Tenants
Nathalie Milner

Jamie Birmingham (the 'Landlord') applied for an order to terminate the tenancy and evict Sam Milner and Nathalie Milner (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on April 13, 2026.

Only the Tenant, Nathalie Milner, attended the hearing.

As of 1:30 p.m., the Landlord was not 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 application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

April 20, 2026
Date Issued

Fotoula Hatzantonis
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.