



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007296-26

In the matter of: 37 SOUTH FRONT ST
BELLEVILLE ON K8N 2Y5

Between: Alexander Roy Landlord

And

Michelle Majenta Tenant

Alexander Roy (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Majenta (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on April 14, 2026.

Only the Tenant, Michelle Majenta attended the hearing.

As of 1:30pm, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB and there was no record of a request to adjourn the hearing.

Determinations:

1. The Landlord was served the Notice of Hearing (NOH) via email to alex.734@gmail.com on February 6, 2026 at 2:13pm. There is no record of the email being returned to the LTB. The NOH advises parties to sign into the videoconference hearing 30 minutes before the hearing time to confirm attendance as the hearing will start at 1:00pm.
2. At 1:11pm the Landlord was not present within the hearing room to support their application; further, the Landlord was not in the main session or any breakout rooms. Therefore, the matter was called onto the record and deemed abandoned at 1:30pm. The Tenant then left the hearing.
3. At 1:47pm, the Landlord signed into the main session of the hearing and was informed that the matter had already been heard.

4. As the Landlord was not in attendance at the time the matter was called to support their application, the matter was deemed abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

April 22, 2026
Date Issued

Angela Smith
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.