



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101838-25

In the matter of: 1410, 212 KING WILLIAM ST
HAMILTON ON L8R0A7

Between: Michael James Procunier Landlord

And

Gregory Ifeakandu Izundu Tenant

Michael James Procunier (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Ifeakandu Izundu (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 15, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 2:48 p.m., 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 23, 2026

Date Issued

Benjamin Seigel

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.