



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

**File Number:** LTB-L-058093-25

**In the matter of:** Basement Unit 1, 86 GRANDVIEW AVE  
THORNHILL ON L3T1H4

**Between:** Maria Mindel-Mints Landlord

**And**

William Hudgins Tenant

Maria Mindel-Mints (the 'Landlord') applied for an order to terminate the tenancy and evict William Hudgins (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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 November 10, 2025 and April 15, 2026.

On November 10, 2025, the Landlord, the Landlord's Legal Representative Ian Shemesh and the Tenant attended the hearing.

On April 15, 2026, only the Tenant attended the hearing.

As of 9:21 a.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. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord's application for termination of the tenancy is based on a second N5 notice of termination.
3. At the November 10, 2025 hearing, the Landlord began to give evidence. At this time, the Tenant was not present at the hearing. Approximately three minutes into the Landlord's

testimony, the Tenant signed into the virtual proceedings. As explained in my interim order issued on November 25, 2025, the hearing was adjourned and I seized myself with the matter.

4. The Board scheduled the hearing to continue on April 15, 2026 and sent the Notice of Hearing to the parties by email on March 11, 2026. Only the Tenant attended the April 15, 2026 Board hearing.
5. Since the Landlord did not attend the April 15, 2026 hearing, I had only the brief evidence they provided on November 10, 2025 to consider. This evidence was insufficient to establish the grounds for termination set out in either the first or second N5 notice of termination served to the Tenant.
6. Based on the limited evidence provided by the Landlord at the November 10, 2025 hearing and in the absence of any further evidence at the April 15, 2026 proceeding, I am not satisfied the Landlord has proven the grounds for termination on a balance of probabilities. Accordingly, the Landlord's application is dismissed.

**It is ordered that:**

1. The Landlord's application is dismissed.

**April 21, 2026**  
**Date Issued**

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**John Cashmore**  
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.