



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

File Number: LTB-L-097505-23

In the matter of: 808, 215 GOSFORD BLVD
NORTH YORK ON M3N 2W2

Between: 1351895 Ontario Limited Landlord

and

James Laferriere Tenant

1351895 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict James Laferriere (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 21, 2026.

Only the Tenant and Tenant's legal representative Ryan Manilla attended the hearing.

As of 9:20 am, 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. I find that this application has been abandoned because the Landlord did not appear to support their application.

It is ordered that:

1. The application is dismissed.

April 22, 2026
Date Issued

Nersi Makki
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.