



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

File Number: LTB-L-004735-26

In the matter of: B, 417 Homewood avenue
Orillia ON L3V3K9

Between: Matthew Johnston Landlord

And

Heaven-Lee Graham Tenant

Matthew Johnston (the 'Landlord') applied for an order to terminate the tenancy and evict Heaven-Lee Graham (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.

This application was heard by videoconference on April 23, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 9:52 a.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 29, 2026
Date Issued

Laura Hartslief
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.