



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-100357-25

In the matter of: 53, 1460 Limberlost Road
London On N6G2C6

Between: Ryan Nguyen Landlord

And

Nicole Way Tenant

And

Michael Allen Unauthorized Occupant
Guisella Dias

Ryan Nguyen (the 'Landlord') applied for an order to terminate the tenancy of Nicole Way (the 'Tenant') and evict Michael Allen and Guisella Dias (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

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 1:00 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.

May 7, 2026
Date Issued

Vinuri Sivalingam
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.