



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-072682-25

In the matter of: 4 MITCHELL CRES
MONO ON L9W6W6

Between: Gurpreet Punia Tenant

And

Caterina Borza Vieira Landlord

Gurpreet Punia (the 'Tenant') applied for an order determining that Caterina Borza Vieira (the 'Landlord') did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on May 4, 2026.

Only the Landlord attended the ACC.

As of 10:10 AM, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 11, 2026
Date Issued

Melissa Anjema
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.