



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-004818-26-AM

In the matter of: 40 Larchmere Ave
North York ON M9L2N3

Between: Yannis Pigadas Landlord

And

Maria johnson Tenant

The order contained a clerical error, this amended order was issued to correct the order dated April 30, 2026. The amendments are underlined for ease of reference

Yannis Pigadas (the 'Landlord') applied for an order to terminate the tenancy and evict Maria johnson (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

Only the Tenant and the Tenant's Legal Representative, O. Varga, attended the hearing.

As of 1:22 p.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. 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 30, 2026

Date Issued

May 19, 2026

Date Amended

Sheena Brar

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.