



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-011708-26

In the matter of: lower unit, 369 QUEENS AVE
London ON N6B1X5

Between: Michael Kirshin Landlord

And

Suzanne Couture Tenant

Michael Kirshin (the 'Landlord') applied for an order to terminate the tenancy and evict Suzanne Couture (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.

Michael Kirshin (the 'Landlord') also applied for an order requiring Suzanne Couture (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on May 25, 2026.

Only the Tenant attended the hearing.

As of 10:10 a.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.

May 28, 2026
Date Issued

Samantha Greaves
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.