



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-099054-23

In the matter of: 2, 341 EGLINTON AVE E
TORONTO ON M4P1L7

Between: 343 Properties Inc. Landlord

And

Jennifer Smith Tenant

343 Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Smith (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.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

343 Properties Inc. (the 'Landlord') also applied for an order requiring Jennifer Smith (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 13, 2026.

Only the Tenant, Jennifer Smith attended the hearing.

As of 9:30am, 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

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 29, 2026
Date Issued

Nathalia Debski
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.