



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-065237-23

In the matter of: 51 JOHN STREET
LEAMINGTON ON L5V1N7

Between: Arim Tariq
MM Paralegal & Notary Public Prof. Corp. Landlords

And

Saira Lucas
Bill Lucas Tenants

Arim Tariq and MM Paralegal & Notary Public Prof. Corp. (the 'Landlords') applied for an order to terminate the tenancy and evict Saira Lucas and Bill Lucas (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully caused undue damage to the premises.
- the Landlords requires vacant possession of the rental unit in order to do major repairs or renovations to the unit (L2 Application); and
- the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on May 28, 2026.

Neither the Landlords nor the Tenants were present or represented at the hearing as of 10:42 a.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 Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlords' application is dismissed.

June 4, 2026
Date Issued

Christina Philp
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.