



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

File Number: LTB-L-029887-26

In the matter of: 3102, 825 CHURCH ST
TORONTO ON M4W3Z4

Between: Martin Bressel Landlord
Nicole Bressel

And

Elizabeth MacMurdo Tenant

Martin Bressel and Nicole Bressel (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth MacMurdo (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Martin Bressel and Nicole Bressel (the 'Landlord') applied for an order requiring Elizabeth MacMurdo (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 June 8, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:06 p.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 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.

June 11, 2026

Date Issued

Allana McComb

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.