



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

**File Number:** LTB-L-029707-26

**In the matter of:** (BASEMENT UNIT), 70 ADELAIDE ST S  
LONDON ON N5Z3K4

**Between:** RESHNA RESHNA Landlord

**And**

ELIZABETH FRANZE Tenant

RESHNA RESHNA (the 'Landlord') applied for an order to terminate the tenancy and evict ELIZABETH FRANZE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026.

Only the new occupant of the rental unit, Nicole Grebenchan, attended the hearing.

As of 9:37 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.

**June 18, 2026**  
**Date Issued**

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Panagiotis P. Roupas  
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.