



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-T-074847-25

In the matter of: 204, 171 Brock Street North
Whitby Ontario L1N4H3

Between: Jeremy Lemoine Tenant

And

Ted Mikos Landlord
The Royal Hotel

Ted Mikos and The Royal Hotel (the 'Landlord') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

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

Only the Landlord's Agent, Howard Buckman attended the hearing.

As of 9:34 a.m., the Tenant 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

June 25, 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.