



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-016640-26

In the matter of: 168 FRONT RD W.
L'ORIGINAL ON K0B1K0

Between: Kitty Chau Landlord

And

Alexandre Piché Tenant

Kitty Chau (the 'Landlord') applied for an order to terminate the tenancy and evict Alexandre Piché (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.
- the Tenant has been persistently late in paying the Tenant's rent.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Kitty Chau (the 'Landlord') also applied for an order requiring Alexandre Piché (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on June 18, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 3:36 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 26, 2026
Date Issued

Nicole Pedron
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.