



**Order under Section 21.2 of the Statutory Powers Procedure Act
and under Section 100 / 159 / 101
Residential Tenancies Act, 2006**

File Number: LTB-L-099472-25-BIR

In the matter of: 202, 1 ROWNTREE RD
ETOBICOKE ON M9V 5G7

Between: Jaqueline Eaves Landlord

And

Andrew Livingstone-Ifill Tenant

And

Jessica Masih Unauthorized Occupant

And

Ta Shaun Lewis Subtenant

Jaqueline Eaves (the 'Landlord') applied for an order to terminate the tenancy of Andrew Livingstone-Ifill (the 'Tenant') and evict Jessica Masih (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

Jaqueline Eaves (the 'Landlord') applied for an order to evict Ta Shaun Lewis (the 'Subtenant') because the subtenancy ended and the Subtenant continues to occupy the rental unit.

Jaqueline Eaves (the 'Landlord') applied for an order to determine whether their reasons for refusing the request by Andrew Livingstone-Ifill (the 'Tenant') to assign a mobile home or land lease site were reasonable.

This application was resolved by order LTB-L-099472-25 issued on April 13, 2026.

On April 30, 2026, the Board initiated a review of order LTB-L-099472-25, cancelled that order and directed a rehearing of the application.

The application came before me in videoconference room 149 on June 25, 2026 to be reheard.

Only the Unauthorized Occupant attended the hearing.

As of 2:00 pm, 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. I find that this application has been abandoned because the Landlord did not appear to support their application.

It is ordered that:

1. The application is dismissed.

June 29, 2026
Date Issued

Nersi Makki
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.