



## Order under Section 69 Residential Tenancies Act, 2006

**Citation:** Zamojc v Washington, 2023 ONLTB 70677

**Date:** 2023-10-27

**File Number:** LTB-L-059449-22

**In the matter of:** 96, 1235 RADOM ST  
PICKERING ON L1W1J3

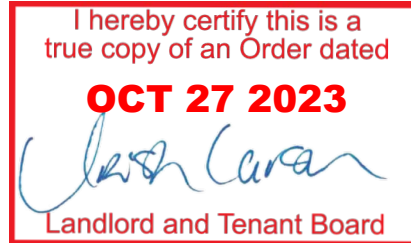
**Between:** Brendan Zamojc  
Kristen Zamojc

Landlords

**And**

Candace Washington

Tenant



Brendan Zamojc and Kristen Zamojc (the 'Landlords') applied for an order to terminate the tenancy and evict Candace Washington (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.

This application was heard by videoconference on October 18, 2023.

The Landlord, Kristen Zamojc was present at time of attendance.

The Landlord's Legal Representative named on the application, Ian Shemesh was present at the time of hearing, however, signed in for another file and made no mention that he was present for this file.

As of 11:25 am, the Tenant was not present or represented at the hearing although properly served notice of this hearing by the LTB.

### Determinations:

1. When I called the matter at 11:25 am, the Landlord and the Landlord's Legal Representative were no longer in the hearing room.
2. The Moderator contacted the Technical Support Line to see if there had been any communication from the Landlord, which there was not.
3. The Moderator also tried to locate Ian Shemesh in another hearing room, however was unsuccessful.

4. Since the Landlords 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.

**October 27, 2023**  
**Date Issued**



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**Trish Carson**  
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.