



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

**Citation:** Gardner v Behunin, 2023 ONLTB 19431

**Date:** 2023-02-15

**File Number:** LTB-L-021356-22

**In the matter of:** 21 CARTIER DR  
THOROLD ON L2V4H8

**Between:** Mickal Gardner

**And**

Austin Behunin  
Deborah Ward  
Gary Hill  
Hailey Short

I hereby certify this is a  
true copy of an Order dated  
**FEB 15, 2023**  
*A. Solomon*  
Landlord and Tenant Board

Landlord

Tenants

2023 ONLTB 19431 (CanLI)

Mickal Gardner (the 'Landlord') applied for an order to terminate the tenancy and evict Austin Behunin, Deborah Ward, Gary Hill and Hailey Short (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on January 25, 2023.

Neither the Landlord nor the Tenants attended the hearing. As of 12:45 p.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.

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Anna Solomon  
Vice Chair, Landlord and Tenant Board

**February 15, 2023**  
**Date Issued**

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