



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

File Number: LTB-L-084090-25

In the matter of: 886 JOS JANISSE AVE
WINDSOR ON N8Y3A8

Between: Photios (Frank) Filippakis Landlord

And

Lisa Selley Tenants
Richard Selley

Photios (Frank) Filippakis (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Selley and Richard Selley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 17, 2025.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 10:59 a.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.

January 9, 2026
Date Issued

Reid Jackson
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.