



## Order under Section 69 of the Residential Tenancies Act, 2006

**File Number:** LTB-L-080805-25-HR

**In the matter of:** 207, 417 ENGLISH STREET  
LONDON, ON N5W3T4

**Between:** Indwell Landlord

**and**

Glen Kennedy Tenant

### HEARING ORDER

Indwell (the 'Landlord') applied in a N7-based L2 application seeking an order to terminate the tenancy and evict Glen Kennedy (the 'Tenant') because the Landlord claimed that the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex, has seriously impaired the safety of any person, and the act or omission occurred in the residential complex.

This application was heard by videoconference on December 16, 2025. The Landlord's agents Silvana Moyer (program supervisor) and Kailey Anderson (supportive housing) attended the hearing. As of 11:33am (the hearing was scheduled to start at 9am), the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB by mail on November 16, 2025. There was no record of a request to adjourn the hearing so it proceeded with only the Landlord's evidence. Thomas Harshaw also attended the hearing (housing support worker from Atlohsa Housing Support Services). He had been expecting the Tenant to attend but did not know why the Tenant was absent.

1. I raised concerns that there was a lack of details in the N7 notice of termination, along with no proof of service due to no date listed in the certificate of service. The Landlord's agents sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is now closed.

**January 7, 2026**  
**Date Issued**

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**Michelle Tan**  
Vice Chair, 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.