



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-068607-25

In the matter of: 60 MELVIN AVE
HAMILTON ON L8H2J4

Between: DAVID KING Landlord

And

KIM SMITH Tenant

DAVID KING (the 'Landlord') applied for an order to terminate the tenancy and evict KIM SMITH (the 'Tenant') because the Tenant has not paid the rent that the Tenant owes (L1 application).

Also, because the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking. (L2 application)

This combined application was heard by videoconference on November 26, 2025.

As of 4:03pm, neither the Landlord nor the Tenant were present or represented 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 8, 2026
Date Issued

Terri van Huisstede
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.