



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081744-25

In the matter of: 738 Hillary Street
Sarnia Ontario N7T7T8

Between: Philip Bowen Landlord

And

Kelly Edwards Tenants
Alvis Edwards

Philip Bowen (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Edwards and Alvis Edwards (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on November 13, 2025.

Neither the Landlord nor the Tenants were 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.

January 13, 2026
Date Issued

Kyle Anderson
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.