



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

File Number: LTB-L-087831-25

In the matter of: 404, 30 ADELAIDE AVE E
OSHAWA ON L1G0B8

Between: Royal Heights Inc. Landlord

And

Kathleen Law Tenant

Royal Heights Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kathleen Law (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 12:20 p.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 19, 2026
Date Issued

Julie Broderick
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.