



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

File Number: LTB-L-087353-25

In the matter of: 11 HIAWATHA ST
ST THOMAS ON N5P2S8

Between: HXM ETERNAL INC Landlord

And

Anne Richards Tenant

HXM ETERNAL INC (the 'Landlord') applied for an order to terminate the tenancy and evict Anne Richards (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

Only the Tenant attended the hearing.

As of 10:04 am, the Landlord was not 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 20, 2026
Date Issued

Brenda Mercer
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.