



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

File Number: LTB-L-084247-25

In the matter of: basement, 8 SIVYER CRES
AJAX ON L1Z2A6

Between: SUDHEER KUMAR AKI Landlord

And

KYLE VINCENT SIMMONS Tenant
JASMINE JUDITH SIMMONS

SUDHEER KUMAR AKI (the 'Landlord') applied for an order to terminate the tenancy and evict KYLE VINCENT SIMMONS and JASMINE JUDITH SIMMONS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 13, 2026.

Neither the Landlord nor the Tenant 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 22, 2026
Date Issued

Nathan Korenberg
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.