



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

File Number: LTB-L-088406-25

In the matter of: 1, 123 CECELIA ST
PEMBROKE ON K8A1R7

Between: Kimberly Joscelyn Landlord

And

Kelsey Severin Tenant
Daniel Grahl

Kimberly Joscelyn (the 'Landlord') applied for an order to terminate the tenancy and evict Kelsey Severin and Daniel Grahl (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was heard by videoconference on January 20, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 3:57 a.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 28, 2026
Date Issued

Samantha Greaves
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.