



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

File Number: LTB-L-010983-24

In the matter of: Unit 3, 153 ROSEMOUNT DR
KITCHENER ON N2B1R4

Between: Ayse Arif Landlord

And

Jack Kennedy Tenants
Janice Miller

Ayse Arif (the 'Landlord') applied for an order to terminate the tenancy and evict Jack Kennedy and Janice Miller (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 23, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 11:10 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 27, 2026
Date Issued

Curtis Begg
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.