



**Order under Section 88.2 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-097914-25

**In the matter of:** Back unit, 133 Cumberland Street  
Barrie ON L4N2P9

**Between:** Lynn Ellen Glover Landlord

**And**

Brittany Cripps Tenants  
James Reid

Lynn Ellen Glover (the 'Landlord') applied for an order to terminate the tenancy and evict Brittany Cripps and James Reid (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 applied for an order requiring Brittany Cripps and James Reid (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement and the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on January 28, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 9:35 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.

**February 3, 2026**  
**Date Issued**

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**Ilan Shingait**  
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.