



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

File Number: LTB-L-096993-25

In the matter of: Unit 21, 199 WESTWOOD RD
GUELPH ON N1H7S1

Between: Southleigh Foundation

Landlord

And

Victoria Piper
Andrew Bendfeld

Tenants

Southleigh Foundation (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Piper and Andrew Bendfeld (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Tenant, Victoria Piper, attended the hearing.

As of 2:10 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.

February 3, 2026
Date Issued

Dawn Carr
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.