



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

File Number: LTB-L-094051-25

In the matter of: Main House, 44 Superior Street
Newmarket On L3Y3X3

Between: Arden Fischer Landlord
Nedra

And

Tanya Spitzer Tenant

Arden Fischer and Nedra (the 'Landlord') applied for an order to terminate the tenancy and evict Tanya Spitzer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Neither the Landlord nor the Tenant was present or represented at the hearing as of 9:55 am, 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 9, 2026
Date Issued

Brenda Mercer
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.