



Order under Section 69 Residential Tenancies Act, 2006

Citation: EPSOM DOWNS REALTY LTD. v KELLAND, 2026 ONLTB 12454

Date: 2026-02-10

File Number: LTB-L-099643-25

In the matter of: 103, 11 AUSTIN DR
WATERLOO ON N2L3X9

Between: EPSOM DOWNS REALTY LTD.

Landlord

And

CASEY KELLAND
HOLDEN KUNTZ
CAMERON PATTERSON

Tenant

EPSOM DOWNS REALTY LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict CASEY KELLAND, HOLDEN KUNTZ and CAMERON PATTERSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

Neither the Landlord nor the Tenants were 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 10, 2026
Date Issued

Vanessa Davies
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.