



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

File Number: LTB-L-101259-25

In the matter of: 5, 104 KING EDWARD AVE
LONDON ON N5Z3T1

Between: PJO VENTURES INC. Landlord

And

Kiera Deleary Tenant
Jason Snell

PJO VENTURES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Kiera Deleary and Jason Snell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 10, 2026.

Neither the Landlord nor the Tenant 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 13, 2026
Date Issued

Brett Lockwood
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.