



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

File Number: LTB-L-100942-25

In the matter of: 110 ARMILIA PL
WHITBY ON L1P 0P7

Between: Richard Gunn Landlord

and

Keisha Vernon Tenants
Sheldon Palmer

Richard Gunn (the 'Landlord') applied for an order to terminate the tenancy and evict Keisha Vernon and Sheldon Palmer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 9, 2026.

Only the Tenant, Keisha Vernon, attended the hearing. As of 11:35 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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. The Tenant did not object.

It is ordered that:

1. The Landlord's application is dismissed.

February 18, 2026
Date Issued

Adeela Alvez
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.