



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

File Number: LTB-L-104971-25

In the matter of: 330 OGDEN ST
THUNDER BAY ON P7C2N3

Between: DESIREE DUMOULIN Landlord

And

PAULA SPADE Tenants
JOSEPH SPADE

Desiree Dumoulin (the 'Landlord') applied for an order to terminate the tenancy and evict Paula Spade and Joseph Spade (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Neither the Landlord nor the Tenants were present or represented at the hearing as of 12:13 p.m., 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 17, 2026
Date Issued

Rachel Gibbons
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.