



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-106843-25

In the matter of: 80 Copeman Cres
Barrie ON L4N8B4

Between: Aaron Arkady Zanger Landlord

And

Linda Smith Tenants
David Smith
Jason Smith

Aaron Arkady Zanger (the 'Landlord') applied for an order to terminate the tenancy and evict Linda Smith, David Smith and Jason Smith (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

Aaron Arkady Zanger (the 'Landlord') also applied for an order requiring Linda Smith, David Smith and Jason Smith (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on February 11, 2026.

Neither the Tenants or the Landlord were present or represented at the hearing as of 10:51am 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 24, 2026
Date Issued

Reshad Nazeer
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.