



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-100308-25

In the matter of: Lower, 78 WILTSHIRE BLVD
WELLAND ON L3C3K9

Between: 8 Legs Inc. Landlord

And

Woo Seok (Jimmy) Hong Tenant

8 Legs Inc. (the 'Landlord') applied for an order requiring Woo Seok (Jimmy) Hong (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 23, 2026.

Only the Landlord's legal representative Nicholas Klingenberg attended the hearing. The Tenant was not 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. As a result, the hearing proceeded with only the Landlord's evidence.

Preliminary Issue:

1. At the hearing, the Landlord's legal representative informed the Board that the Tenant vacated the rental unit on October 31, 2025. The Landlord filed their L9 Application on November 28, 2025. The Tenant was not in possession of the rental unit on the date the application was filed.
2. As the Tenant was not in possession on the date the L9 Application was filed, the application must be dismissed.

It is ordered that:

1. The L9 Application is dismissed.

March 5, 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.