



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

File Number: LTB-L-099939-25

In the matter of: 504, 301 KENT ST W
LINDSAY ON K9V2Z8

Between: Bill Tai Landlord

And

Jade Penley Tenant
Kyle Appleton

Bill Tai (the 'Landlord') applied for an order to terminate the tenancy and evict Jade Penley and Kyle Appleton (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was heard by videoconference on February 26, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:44pm 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.

March 6, 2026
Date Issued

Reid Jackson
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.