



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

File Number: LTB-L-106719-25

In the matter of: 5, 1375 Leighland
BURLINGTON ON L7R4P4

Between: Courtney Burwell Landlord

And

XIya Shairel Tenant

Courtney Burwell (the 'Landlord') applied for an order to terminate the tenancy and evict XIya Shairel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 4:42 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.

March 6, 2026
Date Issued

Curtis Smith
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.

