



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

File Number: LTB-L-103665-24 & LTB-L-105840-24

In the matter of: ROOM #3, 46 PEARL ST W
BROCKVILLE ON K6V4B8

Between: Denise Kerr
Steven Kerr
Landlords

And

Bobbie Peeler
Tenant

Denise Kerr and Steven Kerr (the 'Landlords') applied for an order to terminate the tenancy and evict Bobbie Peeler (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes. (L1 Application)
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex. (L2 Application)
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises. (L2 Application)

This application was heard by videoconference on January 27, 2026.

The Tenant's Legal Representative, Linda Tranter attended the hearing.

As of 9:30 am, the Landlords were 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.

Determinations:

1. At the hearing on January 27, 2026, the Landlord's did not appear to support their application, I found the Landlord's applications had been abandoned.
2. After I made the determination, the applications were abandoned, I asked the Tenant's Legal Representative if the Tenant still wished to raise her section 82 claims.
3. The matter was adjourned to allow the Tenant's Legal Representative additional time to locate the Tenant as she had not been able to reach her.

4. Interim Order LTB-L-015840-24-IN and LTB-L-103665-24-IN, was issued on January 30, 2026, giving the Tenant's Legal Representative until March 2, 2026, to advise the Board of the Tenant's intention to raise or withdraw her section 82 issues.
5. The Tenant's Legal Representative did not respond to the Board by March 2, 2026.
6. I issued a Member Endorsement on March 5, 2026, giving the Tenant's Legal Representative until March 9, 2026, to advise the Board of the Tenant's intentions. My endorsement advised the Tenant's Legal Representative that if there was no response received by March 9, 2026, I would be issuing a final order closing the files.
7. As of March 9, 2026, there was no response from the Tenant's Legal Representative.

It is ordered that:

1. The Landlord's application is dismissed.

March 11, 2026
Date Issued

Trish Carson
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.