



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-092399-25

In the matter of: 14155 Belmont Rd
Belmont ON N0L1B0

Between: Jennifer Woodley (Formerly Fines) Landlord

And

Destiny Howitt Tenant
Terrance William James Baker

Jennifer Woodley (Formerly Fines) (the 'Landlord') applied for an order to terminate the tenancy and evict Destiny Howitt and Terrance William James Baker (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

Jennifer Woodley (Formerly Fines) (the 'Landlord') also applied for an order requiring Destiny Howitt and Terrance William James Baker (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 9, 2026.

Only the Tenant attended the hearing.

As of 9:42 a.m., the Landlord 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.

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 20, 2026
Date Issued

Allana McComb
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.