



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

**File Number:** LTB-L-105056-25

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

**Between:** Courtney Burwell Landlord

**And**

Xlya Shairel Tenant

Courtney Burwell (the 'Landlord') applied for an order to terminate the tenancy and evict Xlya Shairel (the 'Tenant') because:

- 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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

Neither the Landlord nor the Tenant was 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.

**April 1, 2026**  
**Date Issued**

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Dale Whitmore  
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.