



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

File Number: LTB-L-002693-26

In the matter of: 7 QUEEN ST
Picton ON K8V4X4

Between: Jay Middleton Landlord

And

Melissa Demille Tenants
Steven Gater

Jay Middleton (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Demille and Steven Gater (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 17, 2026.

Only the Tenant, Melissa Demille, attended the hearing.

As of 1:58 p.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 31, 2026
Date Issued

Colin Elsby
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.