



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-074359-24

In the matter of: 117 LEFEBVRE AVE
CORNWALL ON K6H5G6

Between: Kilie Dewe Landlord
Jeff Dewe

And

Janice St Denis Tenant

Kilie Dewe and Jeff Dewe (the 'Landlord') applied for an order to terminate the tenancy and evict Janice St Denis (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 also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring 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 in part on March 5, 2025 and in part on March 30, 2026.

The Landlord, the Tenant and the Tenant's Legal Representative, Merveille Nsenguwera, attended the March 5, 2025 hearing date.

Neither the Landlord nor the Tenant were present or represented at the hearing on March 30, 2026 as of 3:45 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 on March 30, 2026 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

Benjamin Seigel
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.