



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

File Number: LTB-L-006916-26

In the matter of: 10, 944 2ND AVE E
OWEN SOUND ON N4K2H6

Between: Kepler Real Estate Inc. Landlord

And

Michael Gabriel Tenant
Andrew Gabriel

Kepler Real Estate Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Gabriel and Andrew Gabriel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 4:43 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 to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

April 8, 2026
Date Issued

Alicia Johnson
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.