



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

File Number: LTB-L-007398-26

In the matter of: BASEMENT, 1344 DAVENPORT ROAD
TORONTO ON M6H2G9

Between: Keith Clarke Landlord

And

Nicole Butler Tenant

Keith Clarke (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Butler (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 1, 2026.

Only the Tenant attended the hearing.

As of 9:45 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.

April 9, 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.