



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-043866-25

In the matter of: 105, 204 QUEEN MARY RD
KINGSTON ON K7M2A9

Between: Homestead Land Holdings Ltd. Landlord

And

Dennis Donnelly Tenant

Homestead Land Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Donnelly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 7, 2026.

Only the Landlord attended the hearing.

As of 1:06 p.m., the Tenant 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. As a result, the hearing proceeded with only the Landlord's evidence.

1. The Landlord advised the LTB that prior to the hearing the Tenant had filed for bankruptcy effective February 26, 2026. The Landlord requested to discontinue the application as of February 28, 2026. However, the arrears have not been paid, therefore, a discontinuance is not appropriate.
2. The legal effect of the bankruptcy is that this matter before the Board is stayed, Therefore, the Landlord's application for the amount provable in bankruptcy is stayed as a result of the Tenant's bankruptcy filing.
3. This application is stayed until the Court otherwise decides or until the Tenant is discharged from bankruptcy.

April 15, 2026
Date Issued

Julie Broderick
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.