



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

**File Number:** LTB-L-008932-26

**In the matter of:** 303, 903 CHEMONG RD  
PETERBOROUGH ON K9H6A1

**Between:** 2002323 Ontario Inc. Landlord

**And**

Dennis Nephin Tenant

2002323 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Nephin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:12pm, 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, we find that this application has been abandoned.

**It is ordered that:**

1. The Landlord's application is dismissed.

**April 20, 2026**  
**Date Issued**

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Heather Woodside  
Member, Landlord and Tenant Board

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Amanda Kovats  
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.