



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

File Number: LTB-L-013793-26

In the matter of: 25 Steele
St. Thomas ON N5R2Y2

Between: CURTIS ROHL Landlord

And

Peter Fehr Tenant

CURTIS ROHL (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Fehr (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

the Landlord attended the hearing.

As of 2:30 p.m., the Tenant was not present or represented at the hearing..

Determinations:

1. For the following reasons, the Landlord's application is dismissed.
2. The Landlord testified that he was told by another Tenant in the residential complex that the Tenant vacated the rental unit shortly after the notice was given. The notice, although invalid, indicates that it was given on February 2, 2026. The Landlord could not provide a concrete date by which the Tenant vacated, explaining that he was told he had by another Tenant living in the complex. No witnesses were called to provide testimony. The Landlord testified that there are no possessions in the room and that it is vacant.
3. The Landlord filed the L1 application on February 14, 2026. I am not satisfied that the Tenant was in possession at that time. The Landlord was not consistent with the dates he thought the Tenant vacated and landed on the date the application was filed. I found this to be self serving.
4. In some circumstances, it may be appropriate to allow the Landlord to amend the application to an L10 application. I am not satisfied that it is appropriate in this circumstance. I say this because the Board's records indicate the notice of hearing was sent back to the Board as undeliverable. The Landlord provided his own email address as

an email address for the Tenant on the application. As such, I am not satisfied that the Tenant is aware of the proceeding.

5. As such, the Landlord's application is dismissed. The Landlord is not precluded from filing an L10 application and may wish to seek legal advice with respect to limitations.

It is ordered that:

1. The Landlord's application is dismissed.

May 5, 2026
Date Issued

Emily Robb
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.