



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

File Number: LTB-L-006298-26

In the matter of: 384 Limeridge Rd. W.
Hamilton, ON L9C 2V5

Between: Sun Lai Siu Landlords
Christine Bo Yan Siu

And

Shawn Donnelly Tenant

Sun Lai Siu and Christine Bo Yan Siu (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Donnelly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order requiring the Tenant to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on April 28, 2026.

Neither the Landlord, nor the Tenant, were present or represented at the hearing as of 11:22 a.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.

May 7, 2026
Date Issued

Benjamin Seigel
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.