



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

File Number: LTB-L-013254-26

In the matter of: 4, 424 Bagot
Kingston ON K7K3B9

Between: David Kay Landlord

and

Matthew Lawless Tenant

David Kay (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Lawless (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 2:06 p.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 12, 2026
Date Issued

Candace Aboussafy
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.