



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

File Number: LTB-L-017607-26

In the matter of: 94 GLADSTONE AVE
LONDON ON N5Z3R3

Between: Kevin Drake Landlords
Arman Aryapour

And

Camilla Richardson Tenants
Kalie Huff

Kevin Drake and Arman Aryapour (the 'Landlords') applied for an order to terminate the tenancy and evict Camilla Richardson and Kalie Huff (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 5, 2026.

Neither the Landlord nor the Tenant were 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.

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 13, 2026
Date Issued

Samantha Greaves
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.