



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

File Number: LTB-L-020186-26

In the matter of: 2786 Virginia Park Ave
Windsor On N9E2B7

Between: Paul Kopecky Landlord

And

Michael Russeau Tenant

Paul Kopecky (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Russeau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 9:38 am, 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 20, 2026
Date Issued

Brenda Mercer
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.