



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

File Number: LTB-L-007714-26

In the matter of: Basement unit, 6 Gateway Lane
Penetanguishene ON L9M1J5

Between: Larocque Raphael Landlord

And

Shannon Shea Tenants
Brenda Shea

Larocque Raphael (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Shea and Brenda Shea (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have willfully caused undue damage to the premises.

This application was heard by videoconference on May 19, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 9:39am 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 22, 2026
Date Issued

Laura Hartslief
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.