



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

File Number: LTB-L-023181-26

In the matter of: 1, 35 Sherman Ave. S
Hamilton ON L8M2P6

Between: Sofia Avola Landlord

And

Diane Billings Tenant

Sofia Avola (the 'Landlord') applied for an order to terminate the tenancy and evict Diane Billings (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

Only the Tenant attended the hearing.

As of 1:35 p.m., the Landlord was not 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 25, 2026
Date Issued

Panagiotis P. Roupas
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.

