



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

**File Number:** LTB-L-007381-26

**In the matter of:** 3382 GARNER ROAD  
NIAGARA FALLS ON L2E6S4

**Between:** COLIN PEPPERALL Landlord  
LINDSAY SHURA

**And**

ANTHONY WILLIS Tenant  
ABBEY BLACKBURN

COLIN PEPPERALL and LINDSAY SHURA (the 'Landlord') applied for an order to terminate the tenancy and evict ANTHONY WILLIS and ABBEY BLACKBURN (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on March 4, 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 25, 2026**  
**Date Issued**

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Nathan Korenberg  
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.