



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-008283-26

In the matter of: 1101, 70 CAPULET LANE
LONDON ON N6H0B3

Between: DREWLO HOLDINGS INC. Landlord

And

SHANNON KARN Tenant

DREWLO HOLDINGS INC. (the 'Landlord') applied for an order requiring SHANNON KARN (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 20, 2026.

Only the Landlord's Representative, Anna Glen, attended the hearing.

As of 1:35 p.m., the Tenant 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant vacated the rental unit on February 28, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord's Representative submitted that the Tenant filed an assignment of bankruptcy on February 26, 2026. The Landlord is listed as a creditor and the rent arrears claimed by the landlord are included as a debt owed.
3. Pursuant to s. 69(3) of the Bankruptcy and Insolvency Act, all proceedings for monetary claims against the Tenant prior to February 26, 2026, are subject to a stay. Therefore, the Board does not have jurisdiction to hear the matter.

It is ordered that:

1. The Landlord's application is dismissed.

June 2, 2026
Date Issued

Chris Hall
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.