



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

File Number: LTB-L-026421-26

In the matter of: 2, 132 WINNIETT ST
WOODSTOCK ON N4S5Z7

Between: Michael Potter Landlord

And

Michael Kuhlman Tenants
Darcey Phillips

Michael Potter (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Kuhlman and Darcey Phillips (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 4:42 p.m. 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.

June 15, 2026
Date Issued

Joshua Labbe
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.