



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-017460-26

In the matter of: 853 FORD BLVD
WINDSOR ON N8S2E6

Between: ENRIQUE SALA Landlord

And

KELLY GRACE SEGER Tenant
MELISSA SEGER

ENRIQUE SALA (the 'Landlord') applied for an order to terminate the tenancy and evict KELLY GRACE SEGER and MELISSA SEGER (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

ENRIQUE SALA (the 'Landlord') also applied for an order requiring KELLY GRACE SEGER and MELISSA SEGER (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on June 17, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 11:33 a.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 19, 2026

Date Issued

Samantha Greaves

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.