



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

File Number: LTB-L-033313-26

In the matter of: 302, 3125 LAWRENCE AVE E
SCARBOROUGH ON M1H1A2

Between: 3125 Lawrence Avenue East Residences Landlord

And

Christen Campbell Tenant

3125 Lawrence Avenue East Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Christen Campbell (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on June 23, 2026.

Only the Tenant attended the hearing. The docket reflects that the Landlord's legal representative Charlie Bobrowsky signed in at 9:31 am.

As of 9:25 am, 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. The Notice of Hearing instructs parties to arrive 30 minutes before the hearing; meaning 8:30 am in this case.
2. As per s.7(1)(3) of the *Statutory Powers Procedure Act*, R.S.O. 1990, the matter proceeded in the absence of the applicant Landlord.
3. 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 30, 2026

Date Issued

Dana Wren

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.