



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

File Number: LTB-L-035101-26

In the matter of: 465 Harret St.
Welland, ON L3B2H9

Between: William Zdichavsky Landlord

And

Patricia Sodtka Tenants
Patrick Sodtka

William Zdichavsky (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Sodtka and Patrick Sodtka (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on June 24, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 1:57 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 29, 2026

Date Issued

Ken Audziss

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.