



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-038651-25

In the matter of: BASEMENT, 39 BREAKWATER DR
WHITBY ON L1N9N7

Between: CR HOME SOLUTIONS INC Landlord
CR HOME SOLUTIONS INC

And

Justine MacDonald Former Tenant

CR HOME SOLUTIONS INC and CR HOME SOLUTIONS INC (the 'Landlord') applied for an order requiring Justine MacDonald (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

CR HOME SOLUTIONS INC and CR HOME SOLUTIONS INC (the 'Landlord') applied for an order requiring Justine MacDonald (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on December 23, 2025, at 09:00 am.

Only the Landlord Agent Monica Fabiola Rojano Correa attended the hearing.

As of 09:30 am, the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord did not prove the allegations contained in the application on a balance of probabilities.
2. I am not satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. Specifically, the Certificate of Service the Landlord Agent entered in evidence at time of the hearing, states that the above documents were served on November 25, 2025, by

email. Accordingly, given the documents were not served 30 days prior, pursuant to rule 3.3 of the LTB's Rules of Procedure, I must dismiss the Landlord's application.

It is ordered that:

1. The Landlord's application is dismissed.

January 5, 2026
Date Issued

Kelly Delaney
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.