



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-028965-25

In the matter of: Basement, 85 PRINCE OF WALES DR
BELLEVILLE ON K8P2T6

Between: Matthew Thompson Tenant
Brittany Nicholls

And

Jennifer Nicholls Landlord

T2 Application

Matthew Thompson and Brittany Nicholls (the 'Tenant') applied for an order determining that Jennifer Nicholls (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

T6 Application

Matthew Thompson and Brittany Nicholls (the 'Tenant') applied for an order determining that Jennifer Nicholls (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 5, 2026.

Only the Landlord attended the hearing.

As of 9:12 a.m., the Tenant 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 7, 2026

Date Issued

Teresa Hunt

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.