



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-035874-25

In the matter of: B, 230 WILLOW ROAD
GUELPH ON N1H7C6

Between: Lisa Wheeler
Daniel Ironmonger Tenant

And

Property Link Management Services Inc. Landlord
Mark Roberts

Lisa Wheeler and Daniel Ironmonger (the 'Tenant') applied for an order determining that Property Link Management Services Inc. and Mark Roberts (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.

An Adjudicative Case Conference (ACC) was held by videoconference on January 7, 2026.

Only the Landlord's representative Janet van Oordt attended the ACC.

As of 11:37am, the Tenants were not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

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

It is ordered that:

1. The Tenants' application is dismissed.

January 13, 2026
Date Issued

Dale Whitmore
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.