



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-061044-25

In the matter of: 52, 52 Vinewood Court
London Ontario N5Z3C5

Between: Sarah Jean Tenants
Rhiley Lucas
Tyson Lucas

And

London & Middlesex Housing Landlord

Sarah Jean, Rhiley Lucas and Tyson Lucas (the 'Tenant') applied for an order determining that London & Middlesex Housing (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.

The Tenants also applied for an order determining that the Landlord failed to meet their 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 12, 2026.

Only the Landlord's legal representative, Kelley O'Donnell, and the Landlord's agent, Deven Richardson, attended the ACC.

As of 10:02 AM, 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 the Board to adjourn the ACC.

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. The Landlord's legal representative submitted that they received an email from the Tenant early on the morning of the ACC stating that the Tenant needed to adjourn the hearing because they are "going through some things".

2. Rule 21.1 of the Landlord and Tenant Board's Rules of Procedure states the following:

Parties may agree to ask the LTB to reschedule a CMH or hearing prior to the scheduled date. **The request to reschedule must be on consent of all parties** and received by the LTB as soon as reasonably possible and **not less than 5 business days** before the scheduled date. Consent is required even where the notice of hearing and application have not been delivered to the responding parties.

[Emphasis added]

3. The Tenant did not make a request to the Board prior to the ACC to reschedule their matter nor did the Tenant seek consent from the Landlord for same. The Tenant did not attend the ACC to seek consideration of an adjournment request.
4. The Notice of Adjudicative Case Conference sent to the parties clearly and unequivocally states:

**** YOU MUST ATTEND THE ADJUDICATIVE CASE CONFERENCE ****

It is important for you to join this hearing on time. If you are late, or do not attend, the hearing may take place without you.

5. 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 20, 2026
Date Issued

Melissa Anjema
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.