



**Order under Sections 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-034222-25

In the matter of: 2044 WILDFLOWER DR
ORLEANS ON K1E3R5

Between: Rosemary Wilson Landlord

And

Spencer Holmes Former Tenants
Krystal St. Louis

Rosemary Wilson (the 'Landlord') applied for an order requiring Spencer Holmes and Krystal St. Louis (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement. (L10 application)

As part of the L10 application, the Landlord also applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This L10 application was heard by videoconference on December 22, 2025. When this matter was called forward at 3:41 pm, neither the Landlord nor the Former Tenants were present or represented at the hearing. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their L10 application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 19, 2026
Date Issued

Alex Brkic
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.