



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

File Number: LTB-T-029226-25

In the matter of: 510, 88 Richmond
Ottawa ON K1Z0B1

Between: Catherine McGuire Tenant
Harrison Steele

And

Ashcroft Homes -108 richmond rd inc. Landlord

The term “Landlord” refers to all persons or companies identified as a Landlord and “Tenant” refers to all persons identified as a Tenant, within the order.

Catherine McGuire and Harrison Steele (the 'Tenant') applied for an order determining that Ashcroft Homes -108 richmond rd inc. (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.
- This is the T2 application.

The Tenant also applied for an order determining that 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 14, 2026.

Only the Landlord, Sleepwell Property Management, attended the hearing through their legal representative, Anne Skelley.

As of 9:26am, 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.

Determinations:

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

2. At the hearing, the Landlord's representative raised a preliminary issue with respect to this application – specifically that it was barred from proceeding due to order LTB-T-102565-24 issued on May 14, 2025 which resolved all issues with respect to the tenancy up to May 8, 2025.
3. The Board's records show this application was filed on May 6, 2025 and therefore, I am satisfied the application is barred from proceeding by virtue of the May 14, 2025 order.
4. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The application is amended to reflect the correct Landlord, Ashcroft Homes-108 richmond rd inc and to remove Sleepwell Property Management as a named Landlord.
2. The Tenant's application is dismissed.

January 21, 2026
Date Issued

Sonia Anwar-Ali
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.