



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-042554-25

In the matter of: 2, 78 Seagram Drive
WATERLOO ON N2L3B7

Between: Taegan Andrew McNeil Tenants
Tiara Russell

And

HRS Property Management Landlord

Taegan Andrew McNeil and Tiara Russell (the 'Tenants') applied for an order determining that HRS Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 15, 2026.

Only one of the Tenants, Taegan Andrew McNeil, attended the hearing.

As of 9:30 a.m., the Landlord 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. As a result, the hearing proceeded with only the Tenants' evidence.

Determinations:

1. At the hearing, I raised a preliminary issue with the Tenants in respect to their application. Specifically, I noted that on August 26, 2025, the hearing was adjourned at the Tenants' request because they did not correctly identify the Landlord. The Board issued an interim order on August 28, 2025, in which the Member clearly orders the Tenants to amend their application, to correctly identify the Landlord as 2667575 Ontario Inc., which is how the Landlord's name appears on the lease agreement.
2. The Tenants agreed that they failed to file an amended application with the Board as they were of the opinion the Board would be doing this for them. I referred the Tenants once again to the interim order, in which it clearly stated it was the Tenants' responsibility to file an amended application with the Board, in which the Landlord was correctly identified.
3. The Tenants failed to comply with the Board's August 28, 2025 interim order and as a result, the Landlord is still not correctly named on the application. Therefore, the Tenants' application is dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

January 27, 2026

Date Issued

Vishal Nanda

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.