



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

File Number: LTB-T-039719-25

In the matter of: Basement, 27 Henry Street
Georgetown ON L7G2K5

Between: Shauna Charley Tenant

And

David & Sheri Klutt Landlord

Shauna Charley (the 'Tenant') applied for an order determining that David & Sheri Klutt (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.
- gave a notice of termination under section 48 of the *Residential Tenancies Act* (2006) (the 'Act') in bad faith.
- failed to meet the Landlord's maintenance obligations under the Act or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 21, 2026.

Only the Landlord and the Landlord's Legal Representative Reginald Bent attended the hearing.

As of 9:51 AM, 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.

It is ordered that:

1. The Tenant's application is dismissed.

January 23, 2026
Date Issued

Kate Sinipostolova
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.