



**Order under Section 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-074921-25

In the matter of: 2, 790 Skead Road
Garson Ontario P3L1N3

Between: Gregory Hummel Tenants
Michealann-Cassidy Basso

And

Brain Flevry Landlord

Gregory Hummel and Michealann-Cassidy Basso (the 'Tenants') applied for an order determining that Brain Flevry (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenants 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 February 2, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 12:10 p.m. 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.

February 9, 2026
Date Issued

Jeremy Henderson
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.