



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-045247-25

In the matter of: 51 Raftus
Ottawa ON K2J2K9

Between: Nakita Brown Tenant

And

Bliss rentals/flex management Landlord
Brooke Wheler
flex management

Nakita Brown (the 'Tenant') applied for an order determining that Bliss rentals/flex management, Brooke Wheler and flex management (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.

This application was heard by videoconference on February 4, 2026.

Only the Landlord's Agent, Luc Boiron, attended the hearing.

As of 9:39 a.m., 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. The Landlord's Agent submitted that this is the third application brought by the Tenant for which they have failed to attend a hearing and requested costs for his attendance.
3. Pursuant to Guideline 3 of the *Landlord and Tenant Board's Interpretation Guidelines*, costs may be ordered where a party's conduct in the proceeding was unreasonable. Conduct is unreasonable if it causes undue expense or delay and includes the following in part:

- Initiating an application or any procedure in bad faith;
 - Failing to take necessary steps, such as those required by the RTA or Rules;
4. Rule 23 of the *Landlord and Tenant Board's Rules of Procedure* (the '*Rules*') states that a member may exercise discretion to order a party to pay another party's representation/preparation fees and out-of-pocket expenses, and where they do so, these fees shall not exceed \$100.00 per hour to a maximum of \$700.00.
 5. In accordance with Guideline 3, conduct of a party is unreasonable where an application is initiated in bad faith and/or where a party failed to take necessary steps, such as those required by the *Residential Tenancies Act, 2006* or the *Rules*, since this is the Tenant's third application filed at the LTB within two years, the first two of which were also abandoned due to the non-attendance of the Tenant thus more likely than not those applications were brought in bad faith, and the Tenant has not sought consent from the Landlord to reschedule in accordance with the Rules, I was satisfied that the Tenant's conduct has been unreasonable in these proceedings.
 6. Therefore, I find that the Landlord's Agent is entitled to costs for their attendance here today, approximately one hour. Consequently, I find that the Tenant shall pay to the Landlord \$100.00 for costs.

It is ordered that:

1. The Tenant's application is dismissed.
2. The Tenant shall pay to the Landlord \$100.00 for costs.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 24, 2026 at 4.00% annually on the balance outstanding.

February 12, 2026

Date Issued

Lisa Del Vecchio

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.