



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

File Number: LTB-T-060513-24

In the matter of: Apt 308, 515 Albert Street
Waterloo ON N2L3V5

Between: Erica Grimes Tenant

And

Williams and McDaniel Property Management Landlord

Erica Grimes (the 'Tenant') applied for an order determining that Williams and McDaniel Property Management (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.

An adjudicative case conference was held by videoconference on January 28, 2026.

As of 10:45am, the Tenant was not present to support their application. Although a representative for the Landlord was present, he did not respond when called forward for this matter.

Determinations:

1. Since the Tenant did not attend the conference to present their application, I find that the Tenant has abandoned this matter.

It is ordered that:

1. The Tenant's application is dismissed as abandoned.

February 10, 2026
Date Issued

Robert Brown
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.