



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-103359-24

In the matter of: 2, 112 Kensington Avenue South
Hamilton ON L8H3H3

Between: Tammy Weaver Tenant
Bradley Penner

And

Julianna Pretsch Landlord

Tammy Weaver and Bradley Penner (the 'Tenant') applied for an order determining that Julianna Pretsch (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals or the charges the Tenant agreed to pay for them.

This application was heard by videoconference on February 11, 2026.

Only the Landlord and the Landlord's legal representative William Redgate attended the hearing.

As of 9:36 a.m., the Tenants were 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

February 13, 2026
Date Issued

Alicia Johnson
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.