



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

File Number: LTB-T-059141-25

In the matter of: 1, 8 WEST AVE N
HAMILTON ON L8L5B8

Between: Jonathan Owen Tenants
Teresa Owen

And

Dragan Matic Landlord

Jonathan Owen and Teresa Owen (the 'Tenants') applied for an order determining that Dragan Matic (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenants. (T2 Application)
- 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. (T6 Application)

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

Only the Landlord and their agent, Brian Osborne, attended the hearing.

As of 10:28 the Tenants were 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 23, 2026
Date Issued

Dawn Carr
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.