



Order under Section 87 Residential Tenancies Act, 2006

Citation: 2772031 Ontario Inc. v Blinco, 2026 ONLTB 16625

Date: 2026-02-23

File Number: LTB-L-050781-25

In the matter of: 35, 77 DIANA AVE
BRANTFORD ON N3T0R6

Between: 2772031 Ontario Inc. Landlord

And

Jason Daem Former Tenant

2772031 Ontario Inc. (the 'Landlord') applied for an order requiring Jason Daem (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 18, 2026.

Only the Landlord's agent Steve Blinco attended the hearing.

As of 10:23a.m. the Former Tenant was not present or represented at the hearing.

Determinations:

1. As explained below, the Landlord's application is dismissed.
2. On December 8, 2025, the Board issued an endorsement to the Landlord that directed the Landlord to serve the L10 application and the Notice of Hearing to the Former Tenant by January 19, 2026, using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and/or Rule 3.3 of the LTB's Rules of Procedure ("Rules"). If the Landlord was not able to serve the Former Tenant using the methods of service permitted in the Act or the Rules, the Landlord could submit a request to the Board permitting an alternative method of service. The Landlord was to file their request for alternative service by January 9, 2026.
3. I am not satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 5.8 of the Rules. This rule states that a landlord's application to collect money a former tenant owes (L10 Application) and the Notice of Hearing must be served at least 30 days before the hearing date set out in the Notice of Hearing.

4. At the hearing, the Landlord's agent confirmed he did not serve a copy of the application and a copy of the notice of hearing to the Former Tenant. He advised he was under the impression the Board would serve these documents to the Former Tenant. I did not find his evidence to be reliable, as the direction issued by the Board on December 8, 2025, outlined the Landlord was required to serve these documents to the Former Tenant. The first sentence of the Board direction states, *"You filed an L10 application which requires you to serve the Former Tenant with a copy of the application and Notice of Hearing"*. This Board direction was clear and there was minimal chance for confusion or misunderstanding. Thus, I placed little weight on the assertions made by the Landlord's agent. I was not satisfied that the Landlord effected service on to the Former Tenant at least 30 days before the hearing.
5. The Landlord's agent later requested an adjournment so he could serve the Former Tenants. An adjournment is not an automatic right. Considering the factors enumerated in the LTB guidelines pertaining to adjournments (No.1), I declined the adjournment request. The Landlord failed to comply with a previous issued Board direction, and did not provide sufficient evidence as to the efforts he had taken, or will take, to effect service. Thus, I was not satisfied an adjournment was appropriate in the circumstances.
6. For the above noted reasons, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 23, 2026
Date Issued

Inderdeep Padma
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.