



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-034606-24

In the matter of: UPSTAIRS UNIT, 116 GOLDEN BLVD
WELLAND ON L3B1J1

Between: Ian Shaun Mcfarlane Landlord

And

Miranda Vandermeulen Former Tenants
Derek Carr

Ian Shaun Mcfarlane (the 'Landlord') applied for an order requiring Miranda Vandermeulen and Derek Carr (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenant owe.

The Landlord also applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on February 23, 2026.

Neither the Landlord nor the Former Tenants were present or represented at the hearing as of 12:02 p.m. 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 25, 2026
Date Issued

Susan Priest
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.