



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

**File Number:** LTB-T-012266-25

**In the matter of:** 205, 161 Beckwith Street North  
Smiths Falls ON K7A2C7

**Between:** Ashley Silversides Tenant

**And**

Hammer & Nails Developments Ltd. Landlord  
(Beckwith St.)

Ashley Silversides (the 'Tenant') applied for an order determining that Hammer & Nails Developments Ltd. (Beckwith St.) (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.

This application was heard by videoconference on March 9, 2026. Neither the Tenant nor the Landlord were present or represented at the hearing as of 12:21 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenant's application is dismissed.

**March 11, 2026**  
**Date Issued**

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Curtis Smith  
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.