



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

File Number: LTB-T-100098-24

In the matter of: 106, 20 GAMMAGE ST
LONDON ON N5Y2A7

Between: Ryan Matthew Kestle Tenant

And

Boardwalk Rental Communities Landlord

Ryan Matthew Kestle (the 'Tenant') applied for an order determining that Boardwalk Rental Communities (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.

An Adjudicative Case Conference (ACC) was held by videoconference on March 17, 2026.

Only the Landlord's agent, Nathan Carver, attended the ACC.

As of 10:35 AM, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 19, 2026
Date Issued

Melissa Anjema
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.