



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

File Number: LTB-T-017280-25

In the matter of: 1, 509 Highbury Ave N
LONDON ON N5W4K6

Between: ANDREA MARIE AGORA Tenant

And

1000249469 Ontario Inc. Landlord

ANDREA MARIE AGORA (the 'Tenant') applied for an order determining that 1000249469 Ontario Inc. (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 11, 2026.

Only the Landlord's Agent Mark Cooper attended the hearing.

As of 11:07am, the Tenant was not 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

Costs

2. The Landlord's Agent requested that I order the Tenant to pay costs of \$200.00. He testified that the Tenant has filed multiple Applications, all of which have resolved in his favour, and he was required to take the day off work to attend the case conference resulting in losses of approximately \$200.00.
3. Interpretation Guideline 3 'Costs' states:

A Member has the discretion to require a party, a party's agent or a party's legal representative to pay, as costs, any representation or preparation expenses of another party where the conduct of the party, a

party's agent or a party's legal representative was unreasonable. Conduct is unreasonable if it causes undue expense or delay and includes the following:

1. Bringing a frivolous or vexatious application or motion;
 2. Initiating an application or any procedure in bad faith;
 3. Taking unnecessary steps in a proceeding;
 4. Failing to take necessary steps, such as those required by the RTA or Rules;
 5. Any misconduct at the hearing or in the proceeding;
 6. Raising an issue which is irrelevant to the proceedings and continuing to pursue that issue after the Member has pointed out that it is irrelevant;
 7. Asking for adjournments or delays without justification;
 8. Failing to prepare adequately for the hearing;
 9. Acting contemptuously toward the Member or showing a lack of respect for the process or the Board;
 10. Failing to follow the directions of the Member or upsetting the orderly conduct of the hearing; and
 11. Maligning another party or unreasonably slurring the character of the other party.
4. While this guideline is not binding on me, I find no reason to deviate from it here. I am not satisfied that the Landlord's Agent has demonstrated that costs are appropriate. While the Tenant did not attend the case conference, I am not satisfied that the Tenant has caused undue expense or delay and note that the losses claimed by the Landlord's Agent appear to be speculative, and are not supported by clear documentation.
5. Therefore, I decline to order costs be paid by the Tenant.

It is ordered that:

1. The Tenant's application is dismissed.

March 20, 2026
Date Issued

Reid Jackson
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.