



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

File Number: LTB-T-049972-25

In the matter of: 17, 81 wood
Drayton ON N0G1P0

Between: Brent Kearns Tenant

And

Conestoga Crest Landlord

Brent Kearns (the 'Tenant') applied for an order determining that Conestoga Crest (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 18, 2026.

Only the Landlord's Legal Representative, Timothy Ellis, and Grace Slot, employee of the Landlord, attended the hearing.

As of 9:30 a.m., 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.
2. The Landlord's Legal Representative is seeking costs in the amount of \$300.00 to be ordered against the Tenant because the Tenant has improperly named Grace Slot as the Landlord, the Tenant has failed to show up for the hearing and had failed to show up for a previous hearing for a T2 application on February 24, 2026.
3. I have considered the Board's Guideline 3 on costs. Generally, costs may be ordered where a party's conduct in the proceeding was unreasonable or that the application was frivolous or vexatious. I do not know why the Tenant did not appear today and I have no evidence that the Tenant's conduct in this proceeding was unreasonable. While appreciate that the Landlord attended the hearing and spent time preparing, I am unable to find that the Tenant's conduct in this case rises to the level of unreasonable. I have also

considered that the Tenant has named Grace Slot as a Landlord in the application, but I also am not satisfied that he did so in a vexatious way.

4. Therefore, the request for Board costs is denied.

It is ordered that:

1. The Tenant's application is dismissed.

March 20, 2026
Date Issued

Paula West Oreskovich
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.