



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

File Number: LTB-T-024149-25

In the matter of: 505, 220 HOLLAND ST W
BRADFORD ON L3Z2Y1

Between: Amberlee Bednarz Tenant

And

Quaker Hill Cooperation Inc Landlord

Amberlee Bednarz (the 'Tenant') applied for an order determining that Quaker Hill Cooperation 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on April 8, 2026.

Only the Landlord's agent, Colleen Harnish, attended the ACC.

As of 10:04 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.

It is ordered that:

1. The Tenant's application is dismissed.

April 10, 2026
Date Issued

Mark Melchers
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.