



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

**File Number:** LTB-T-049731-25

**In the matter of:** 2245 MILDRED AVE  
INNISFIL ON L9S2B8

**Between:** Brad Britnell  
Kelly Cartner  
Tenants

**And**

Vince Ghanem  
Landlord

Brad Britnell and Kelly Cartner (the 'Tenants') applied for an order determining that Vince Ghanem (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 April 9, 2026.

Only the Landlord and his legal representative, Sophia Lavimodiè, attended the hearing.

As of 9:50 a.m. the Tenants were 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. The Tenants did attend an Adjudicative Case Conference on October 15, 2025 which resulted in an Interim Order dated October 27, 2025. The Tenants did provide the disclosure required by the Interim Order albeit a few days late. This indicates that the Tenants were aware of the LTB's processes and have been able to participate in them.
2. Since the Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenants' application is dismissed and, the LTB file is closed.

**April 13, 2026**

**Date Issued**

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Christina Budweth

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.