



Order under Section 31 Residential Tenancies Act, 2006

Citation: Clarridge v Waterloo Regional Housing, 2026 ONLTB 31007

Date: 2026-04-20

File Number: LTB-T-093111-25

In the matter of: 104, 168 GRAND AVE S
CAMBRIDGE ON N1S2M5

Between: Catherine Mary Clarridge Tenant

And

Waterloo Regional Housing Landlord

Catherine Mary Clarridge (the 'Tenant') applied for an order determining that Waterloo Regional Housing (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on April 13, 2026.

Only the Landlord's legal representative, Brittany Colley, attended the hearing.

As of 9:40 the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Tenant did not sign in for the duration of the hearing block. 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 requests costs because this is the second case conference that has been scheduled for an application by the Tenant that the Tenant has not attended. The other case conference was scheduled on October 29, 2025 for applications LTB-T-104794-24 and LTB-T-104795-24. The Tenant disclosed large volumes of documents for each application which the Landlord and their legal representative reviewed in preparation for the case conferences.

3. Interpretation Guideline 3 on costs outlines the factors to be considered in awarding costs. A Member has discretion to require a party to pay costs where the conduct of the party has been unreasonable and caused undue expense or delay. I accept the Landlord's submission that the Tenant's failure to attend multiple scheduled case conferences for the applications they filed suggest that the applications may have been vexatious or made in bad faith. I find that the Tenant failed to prepare adequately for the case conferences by not attending or withdrawing the applications if they were no longer being pursued. The filing of large amounts of documents caused the Landlord to incur additional and ultimately unnecessary legal expenses in preparation for the hearings.
4. Rule 23 limits costs for representation and preparation fees to \$100 per hour up to \$700. The Landlord requests \$100, which is well within these limits and is a nominal amount compared to the actual costs associated with reviewing large amounts of disclosure and attending a scheduled hearing. The cost award should deter the Tenant from filing or continuing applications which they do not intend to pursue.

It is ordered that:

1. The Tenant's application is dismissed.
2. The Tenant shall pay the Landlord \$100.00 for costs by June 20, 2026.
3. If the Tenant does not pay the Landlord the full amount owing by June 20, 2026, the Tenant will owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Dawn Carr
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.