



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

File Number: LTB-T-068226-25

In the matter of: 1, 301 Campbell Street
Brantford ON N3S5B6

Between: Breanna Benoit Tenant

And

Ryan Estates Landlord

Breanna Benoit (the 'Tenant') applied for an order determining that Ryan Estates (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 20, 2026. Only the Landlord's Legal Representative Carmen Dawdy and the Landlord's Agent Ryan Fragassi attended the hearing.

As of 9:46 AM, 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 Representative requested costs against the Tenant, explaining that she and the Landlord spent time preparing for the hearing, and that the Tenant did not withdraw the application or notify them that she would not attend the hearing.
3. The Board generally only orders costs where a party's conduct in the proceeding was unreasonable. I am not satisfied that solely because the application was abandoned, absent any further evidence of unreasonable conduct, that a cost award is justified. As such, the request for costs is denied.

It is ordered that:

1. The Tenant's application is dismissed.

April 22, 2026
Date Issued

Kate Sinipostolova
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.