



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

File Number: LTB-T-006873-24

In the matter of: 5, 357 CONNAUGHT ST
KITCHENER ON N2C 1B9

Between: Randy Hoglund
Laura Williamson Tenants

and

Giovanni Cerisano Landlord

Randy Hoglund and Laura Williamson (the 'Tenant') applied for an order determining that Giovanni Cerisano (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 21, 2026.

The Landlord the Tenants' legal representative Elizabeth Anani attended the hearing.

Determinations:

1. The Tenants did not appear to support their application but sent their legal representative to request an adjournment because their legal representative had been unexpectedly detained in court and was not prepared to proceed. On hearing the submissions of the parties and considering the factors identified in Rule 21.8 of the Board's *Rules of Procedure*, I denied the request because I was not satisfied a further adjournment was required to permit an adequate hearing. Specifically, I considered:
 - (a) That the Tenants had not appeared in support of their application;
 - (b) That the Tenants had been granted an adjournment for similar reasons on December 12, 2024 (their representative had been unable to reach the Tenants to take instructions);
 - (c) That today's appearance was marked peremptory on the Tenants;
 - (d) That on December 4, 2025, the Board invited the Tenants and their representative to provide their unavailable dates and received no response;

- (e) That notice of today's hearing had been given to the Tenants and their legal representative on January 29, 2026; and
 - (f) The continued prejudice to the Landlord who had already made two attendances in response to this application.
2. After announcing my decision to deny the adjournment request, I advised the Tenants' legal representative that I was prepared to hold the hearing down for one hour. The Tenants' legal representative undertook to communicate with her clients and return, either in person or by agent, to advise of the time of their expected attendance. After 75 minutes, no one was in attendance on behalf of the Tenants.
 3. Accordingly, the application was deemed abandoned as of 2:32 pm and must therefore be dismissed.

It is ordered that:

1. The application is dismissed.

April 28, 2026
Date Issued

Nersi Makki
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.