



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-070185-25

In the matter of: UNIT 2, 158 WILLIAM STREET
Pembroke ON K8A1N5

Between: Abbey Lynn OConnell Tenant

And

Ryan Czako Landlords
Katelyn Cathcart

Abbey Lynn OConnell (the 'Tenant') applied for an order determining that Ryan Czako and Katelyn Cathcart (the 'Landlord') substantially interfered with their reasonable enjoyment.

This application was heard by videoconference on April 23, 2026.

Only the Landlords and their Representative, Aliesha Davis, attended the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

Costs against the Tenant:

2. At the hearing the Landlords' representative requested that the Board order costs against the Tenant for not attending the hearing and causing unnecessary legal costs for the Landlords.
3. Pursuant to the *Board's Interpretation Guideline 3*, costs are only awarded when a party acts unreasonably in the proceedings or if their conduct is unreasonable and causes undue expense or delay.
4. In my view, I do not find that it would be appropriate to order costs against the Tenant. As such, the Landlords' request for costs is denied.
5. This is first hearing scheduled by the Board and there have not been any previous adjournments. As such, I cannot conclude that the Tenant's conduct was unreasonable and caused undue expense or delay.

6. While it is unclear as to why the Tenant did not attend the hearing, the Tenant filed the application on August 27, 2025, and the Board's records indicate that the Tenant has shown an interest in the matter and uploaded further documents to the portal.
7. As such, I am unable to conclude that the Tenant has acted unreasonable during the hearing of this matter or that her conduct has willfully caused undue delays. The Landlords' request for costs is therefore denied.

It is ordered that:

1. The Tenant's application is dismissed.

April 29, 2026
Date Issued

Colette Myers
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.

