



Order under Sections 30 & 31 Residential Tenancies Act, 2006

File Number: LTB-T-077135-22

In the matter of: 2813 Clarkesville Street
Innisfil ON L9S2J1

Between: Brooke Noddle Tenant

And

Oleg Kaplun Landlords
Elena Kaplun

Brooke Noddle (the 'Tenant') filed a Form T2: Application about Tenant Rights and named Oleg Kaplun and Elena Kaplun (the 'Landlords') as the respondents. However, the reasons for filing the application and the remedies sought were not indicated in the application.

The Tenant also filed a Form T6: Tenant Application about Maintenance. In this application, the Tenant applied for an order determining that Landlords failed to meet the Landlords' 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 May 4, 2026. Only the Landlord, Elena Kaplun, and the Landlords' Legal Representative, Mihai Paunescu, attended the hearing.

As of 9:32 a.m., 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.

It is ordered that:

1. The Tenant's application is dismissed.

May 13, 2026
Date Issued

Rachel Gibbons
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.