



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

File Number: LTB-T-050538-25

In the matter of: 202, 150 COSBURN AVE
EAST YORK ON M4J2L9

Between: Robert Lee
Rhianna Klugie
Tenants

And

Bernada Properties/Gateway Properties
Landlord

Robert Lee and Rhianna Klugie (the 'Tenants') applied for an order determining that Bernada Properties/Gateway Properties (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 May 5, 2026.

Only the Landlord's Legal Representative, S. Marchionne, and the Landlord's Agent, E. Reyes, attended the hearing.

As of 9:44 a.m., the Tenants were 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

May 7, 2026
Date Issued

Lisa Del Vecchio
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.