



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-077884-25-RV

In the matter of: ROOM 5, 341 JOSEPHINE AVE
WINDSOR ON N9B2K9

Between: 2748820 Ontario Inc Landlord

And

Brayden Sanderson-Prevost Tenant

Review Order

2748820 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Brayden Sanderson-Prevost (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- The Tenant failed to pay the rent the Tenant owes.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

2748820 Ontario Inc (the 'Landlord') also applied for an order requiring Brayden Sanderson-Prevost (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was resolved by order LTB-L-077884-25 issued on January 20, 2026.

On February 23, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 24, 2026 interim order LTB-L-077884-25-RV-IN was issued, staying the order issued on January 20, 2026.

The request to review was heard on March 31, 2026 and granted by interim review order issued on April 7, 2026. The Landlord's application was directed to be heard *de novo* (anew).

This application was heard *de novo* by videoconference on May 6, 2026.

Only the Tenant attended the hearing.

As of 1:34 p.m., the Landlord 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

May 12, 2026
Date Issued

Mark Melchers
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.