



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-077056-25

In the matter of: Basement, 169 Sherwood Avenue
Oshawa ON L1G3L9

Between: Bradley Laird Moore Tenant

And

Cortney Vanier Landlord

Bradley Laird Moore (the 'Tenant') applied for an order determining that Cortney Vanier (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining that 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 came before me for a mandatory adjudicative case conference in videoconference room 141 on May 19, 2026.

Only the Landlord and the Landlord's legal representative Christine Croft attended the case conference.

As of 9:30 am, 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. I find that this application has been abandoned because the Tenant did not appear at the case conference to support their application.

It is ordered that:

1. The Tenant's application is dismissed.

May 20, 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.