



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

File Number: LTB-T-078125-25

In the matter of: 110 ARMILIA PL
WHITBY ON L1P 0P7

Between: Keisha Esther Vernon Tenant

And

Richard Gunn Landlord

Keisha Esther Vernon (the 'Tenant') applied for an order determining that Richard Gunn (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.

The Tenant also applied for an order determining that the Landlord:

- 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 collected or retained money illegally.

This application came before me for a mandatory adjudicative case conference in videoconference room 141 on May 19, 2026.

Only the Landlord attended the case conference.

As of 9:32 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.