



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

File Number: LTB-T-099975-25

In the matter of: 9 SPRINGHOME RD
BARRIE ON L4N2W4

Between: Ryan Dwmnell Tenant

And

Barbara Rosebrugh Landlord

Ryan Dwmnell (the 'Tenant') applied for an order determining that Barbara Rosebrugh (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 25, 2026.

Only the Landlord attended the hearing.

As of 9:30 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.

After the matter had been dismissed as abandoned, the Tenant attended at 9:32 a.m. and advised he had had technical issues and could not connect and attended by telephone; however, the Board file did not reflect such issue was communicated prior to the hearing and so this order has issued based on only the Landlord attending during the proceeding. Moreover, the Landlord had already departed the proceeding prior to the Tenant attending.

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 27, 2026
Date Issued

Panagiotis P. Roupas
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.