



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-076241-25

In the matter of: FRONT, Raftus FRONT
NEPEAN ON K2J2K9

Between: Nakita Brown Tenant

And

Bliss rentals Landlord

This application was heard by videoconference on April 27, 2026.

Only the Landlord's Legal Representative Chris Howatt attended the hearing.

As of 9:47am, 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. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.
2. At the hearing the Landlord's Legal Representative requested that costs be ordered against the Tenant to compensate the Landlord for the time spent preparing for and attending the proceeding. He indicated that this Application was one of several filed by the Tenant, all of which were abandoned.
3. The Landlord's Legal Representative directed me to LTB-T-045247-25, LTB-T-023428-25, and LTB-T-099001-23 all of which were filed by the Tenant and all of which were abandoned.
4. I note that in LTB-T-045247-25 issued on February 12, 2026, the Landlord's Legal Representative requested and received costs of \$100.00 on the basis that the Tenant had filed multiple abandoned applications.
5. Guideline 3, Costs, indicates that costs may be ordered where a party's conduct in the proceeding was unreasonable. Conduct is unreasonable if it causes undue expense or delay and includes the following in part:
 - Initiating an application or any procedure in bad faith;

- Failing to take necessary steps, such as those required by the RTA or Rules;
6. Rule 23 states that a member may exercise discretion to order a party to pay another party's representation and preparation fees up to \$100.00 per hour to a maximum of \$700.00.
 7. I am satisfied that as this is the Tenant's fourth abandoned Application within two years it is more likely than not those applications were brought in bad faith. I also note that the Tenant has already been ordered to pay costs to the Landlord for this conduct, which has continued in spite of the costs award.
 8. Therefore, I find that the Landlord's Representative is entitled to costs for their attendance here today, which took approximately one hour. I am also satisfied that one hour of preparation time is appropriate. Therefore, the Tenant shall pay to the Landlord \$200.00 for costs.

It is ordered that:

1. The Tenant's application is dismissed.
2. The Tenant shall pay to the Landlord \$200.00 for costs.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Reid Jackson
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.

