



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090133-25

In the matter of: 185 Brunswick Avenue
Toronto ON M5S2M4

Between: Maxine Riopel Tenant

And

Newton Wong Landlord

Maxine Riopel (the 'Tenant') applied for an order determining that Newton Wong (the 'Landlord') withheld or interfered with their vital services or care services and meals in a care home.

This application was heard at an Adjudicative Case Conference (ACC) by videoconference on May 28, 2026.

Only the Landlord attended the hearing.

As of **10:20am**, 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 requested that costs be ordered against the Tenant for their unreasonable conduct during the proceedings. The Landlord submits that they reached out to the Tenant leading up to the hearing to see if they still intended on proceeding and the Tenant refused to reply to the Landlord's request.
3. This caused the Landlord to extensively prepare for the hearing spending upwards of 4-5 hours gathering information and preparing and they also spent more than an hour waiting at the hearing for the Tenant not to attend. The Landlord requests that they be reimbursed expenses for their preparation time and state that between \$50.00 to \$100.00 would be appropriate.
4. The Tenant did not attend the hearing to make submissions regarding costs, however, based on the testimony of the Landlord and the time they spent preparing and the Tenants

lack of attendance and communications with the Landlord, I find that a nominal costs award of \$50.00 is appropriate and payable to the Landlord.

It is ordered that:

1. The Tenant's application is dismissed.
2. The Tenant shall pay to the Landlord \$50.00 in costs by June 20, 2026.
3. If the Tenant does not pay the costs to the Landlord by June 20, 2026, then the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually starting June 21, 2026 on the balance outstanding.

June 9, 2026
Date Issued

Terri van Huisstede
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.