



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-007583-25

In the matter of: 240 Hiram Street, Bracebridge, Ontario, P1L1R7

Between: Neil Hebb Landlord

And

Refer to attached Schedule 2 Tenants

Neil Hebb (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management Hearing was scheduled and convened by videoconference on March 31, 2026.

Neither the Landlord nor any Tenants attended the Case Management Hearing.

There was no record of a request to adjourn the hearing.

Determinations:

1. A case management hearing was held by videoconference on March 31, 2026. The Landlord was not in attendance nor represented at the time set for the case management hearing and there was no record before me of a request to adjourn the case management hearing. Nor did any of the named Tenant parties attend the case management hearing. I waited 30 minutes. Neither the Landlord, nor a representative for the Landlord made an appearance.
2. The record shows that on February 19, 2026, the Landlord and Tenant Board (LTB) emailed the Notice of Hearing package to the Landlord.
3. Pursuant to Order to Serve Documents, dated February 19, 2026, the Landlords were ordered to serve each Tenant with the following documents within 30 days before the CMH:
 - the Application;

- the Notice of Hearing; and
 - the information sheets that the LTB provided with the Notice of Hearing package.
4. Rule 9.4 of the Landlord and Tenant Board Specific Rules, as part of the Tribunals Ontario Rules of Procedure, provides: “***An application may be dismissed as abandoned if the applicant fails to attend a CMH and there are no exceptional circumstances to explain the absence.***”. This information was also stated in the Notice of Video Hearing provided in the package dated February 19, 2026.
 5. There were no exceptional circumstances brought to my attention with regard to this application that would warrant a rescheduling of the CMH or sending this matter to a Merits Hearing.
 6. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord’s application is dismissed.
2. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

June 5, 2026
Date Issued

Tanya Speedie
Hearings Officer, 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.