



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

File Number: LTB-T-098715-25

In the matter of: 6261 SHEARER POINT RD
ROSENEATH ON K0K2X0

Between: Ahu Erenler Tenant

And

Bernard Cresencia Landlord

Ahu Erenler (the 'Tenant') applied for an order determining that Bernard Cresencia (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 came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on June 11, 2026.

Only the Landlord attended the hearing.

As of 9:15 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

At 9:19 a.m., the Tenant signed into the hearing room. At the time they entered the hearing room, the hearing had concluded, and the Landlord had left the hearing block. The Moderator informed the Tenant that the hearing had already concluded.

Determinations:

1. On June 8, 2026, the Tenant submitted a request to reschedule the ACC. The request was denied by the Board on the same date because it was not made on consent and was submitted fewer than five business days before the hearing, contrary to Rule 21.1 of the Board's *Rules of Procedure*.
2. In denying the request, the Member noted that the hearing was scheduled to commence at 9:00 a.m. and that the Tenant could attend the hearing and request either to be heard earlier or later in the day in order to accommodate the Tenant's medical appointment, as the hearing was scheduled within an all-day hearing block.

3. The Tenant attended the hearing after the matter had been called and proceeded in the Tenant's absence. Consequently, the application was deemed abandoned and dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

June 17, 2026
Date Issued

Christina Philp
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.