



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

File Number: LTB-T-017485-25

In the matter of: 31 ROBERTS CRES
KITCHENER ON N2E1A6

Between: Cara Cook
Dustin Cook
Tenants

And

Darren Reader
Roxy Reader
Landlords

T1 Application

Cara Cook and Dustin Cook (the 'Tenants') applied for an order determining that Darren Reader and Roxy Reader (the 'Landlords') collected or retained money illegally.

T2 Application

Cara Cook and Dustin Cook (the 'Tenants') applied for an order determining that Darren Reader and Roxy Reader (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

T6 Application

Cara Cook and Dustin Cook (the 'Tenants') applied for an order determining that Darren Reader and Roxy Reader (the 'Landlords') 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 June 15, 2026.

Only the Landlords and the Landlords legal representative, Caitlyn McIntyre, attended the hearing.

As of 9:52 a.m., the Tenants were 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 Tenants 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.

June 17, 2026
Date Issued

Teresa Hunt
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.