



**Order under Sections 30 / 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-098903-25

**In the matter of:** 5, 26 BELL STREET NORTH  
OTTAWA ON K1R7C6

**Between:** Justin Richer Tenant

**And**

Ottawa Rooms Landlord

Justin Richer (the 'Tenant') applied for an order determining that Ottawa Rooms (the 'Landlord'):

- 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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on June 23, 2026.

Only the Landlord's agent, Aurthur Guilbord, attended the ACC.

As of 9:40 a.m. the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

**Determinations:**

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenant's application is dismissed.

**June 30, 2026**  
**Date Issued**

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**Mark Melchers**  
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.