



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-057094-25

In the matter of: 8, 10 The Queensway S
Keswick ON L4P1Y7

Between: Andrea Orlowski
Derrick Carter Tenants

and

Stanley Kulczycki Landlord

Andrea Orlowski and Derrick Carter (the 'Tenants') applied for an order determining that Stanley Kulczycki (the 'Landlord'):

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

An Adjudicative Case Conference ('ACC') was heard by videoconference on December 22, 2025.

Only the Landlord's Agent, Lori Hoover, attended the ACC.

As of 9:35am, the Tenants were 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.

At 10:06am, the Tenant, Andrea Orlowski, signed into the hearing block. At the time she entered the hearing block, the hearing had already concluded and the Landlord's Agent had left the hearing block. She was informed by the Moderator that her hearing had already concluded and that she would receive a copy of the order in due course.

Determinations:

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

It is ordered that:

1. The Tenants' application is dismissed.

January 6, 2026
Date Issued

Candace Aboussafy
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.