



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

File Number: LTB-T-048496-25

In the matter of: 1, 713 Lorne Avenue
London ON N5W3K7

Between: Candace Jean Jamieson Tenant

And

Able property management Landlord

Candace Jean Jamieson (the 'Tenant') applied for an order determining that Able property management (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.

The Tenant also applied for an order determining that 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.

This application was heard by videoconference on December 23, 2025.

Only the Landlord's legal representative Daniel Abraham attended the hearing.

As of 9:34 a.m., the Tenant was 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 Tenant 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.

January 7, 2026

Date Issued

Jeremy Henderson

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.