



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-068524-24

In the matter of: 209B, 2 TAYLORWOOD RD
OSHAWA ON L1G3Z2

Between: Jessica Rebelo Tenant

And

Foundry Simcoe Landlord

Jessica Rebelo (the 'Tenant') applied for an order determining that Foundry Simcoe (the 'Landlord'):

- collected or retained money illegally (T1 Application)
- entered the rental unit illegally. (T2 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- 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 (T6 Application)

This application was heard by videoconference on January 6, 2026.

Only the Landlord's legal representative, Sara Murtadha, attended the hearing.

As of 9:30 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 13, 2026
Date Issued

Dawn Carr
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.