



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

File Number: LTB-T-028806-25

In the matter of: 47-177 Bayview Dr.
Barrie ON L4N4Y6

Between: Teodora B. eb.li
Tim Ruben Lindhe Tenants

and

Dawn Inglehart Landlord

Teodora B. eb.li and Tim Ruben Lindhe (the 'Tenants') applied for an order determining that Dawn Inglehart (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.

An Adjudicative Case Conference ('ACC') was heard by videoconference on January 6, 2026.

Only the Landlord's Legal Representatives, Martin Zarnett and Pavel Shetra, and the Landlord attended the ACC.

As of 9:38am, 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.

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 14, 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.