



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-032817-25

In the matter of: 405, 699 Niagara Street
Welland ON L3C0J5

Between: Elsa Susana Espinosa-Vasquez Tenant

And

Johanne Carter Landlord
DMS
John Lawson

Elsa Susana Espinosa-Vasquez (the 'Tenant') applied for an order determining that Johanne Carter, DMS and John Lawson (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.

An Adjudicative Case Conference (ACC) was held by videoconference on January 7, 2026.

Only the Landlord's representative Sabrina Marchionne attended the ACC.

As of 9:51am, 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.

January 15, 2026
Date Issued

Dale Whitmore
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.