



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

File Number: LTB-T-037628-25

In the matter of: 720 LEASIDE ST
PICKERING ON L1W 2X1

Between: Sheridan Fraser Tenant

and

Georgina Panopoulos Landlord

Sheridan Fraser (the 'Tenant') applied for an order determining that Georgina Panopoulos (the 'Landlord') :

- entered the rental unit illegally.
- 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.

This application came before me for a mandatory adjudicative case conference in videoconference 136 on January 8, 2026.

Only the Landlord attended the case conference.

As of 10:29 am, 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. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

January 15, 2026

Date Issued

Nersi Makki

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.