



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-T-042511-24

In the matter of: Lower, 171 Wallace Ave South
Welland Ontario L3B1R4

Between: Liliana Kirk (Litigation Guardian Josh McDougall) Tenant

And

Vinoud Lutchman Landlord
Jennifer Lutchman
WPM Management

Liliana Kirk (Litigation Guardian Josh McDougall) (the 'Tenant') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on January 8, 2026.

Only the Landlords attended the hearing.

Determinations:

1. The matter was scheduled for 9:00 a.m. I waited until 9:42 a.m. and I canvassed the virtual hearing room, the virtual reception area, the virtual waiting room and all of the breakout rooms to confirm whether the Tenant attended the hearing. The Tenant's name did not appear in any of these areas.
2. Since the Tenant did not appear at 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 12, 2026
Date Issued

John Cashmore
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.