



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-066946-25

In the matter of: 18 Craggview Drive East
Scarborough Ontario M1E4T3

Between: Maria Fernanda Ordonez Tenant

And

Sebastian Padova Landlord

Maria Fernanda Ordonez (the 'Tenant') applied for an order determining that Sebastian Padova (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.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally

An Adjudicative Case Conference (ACC) was held by videoconference on January 12, 2026.

Only the Landlord and the Landlord's legal representative, Marshall Yarmus, attended the ACC.

As of 10:10 AM, the Tenant was not present or represented at the ACC. There was no record of a request to adjourn the ACC.

Determinations:

1. On December 4, 2025, the Board mailed a copy of the Notice of Adjudicative Case Conference to the Tenant at the mailing address the Tenant provided on their applications.
2. On or about January 6, 2026, the Notice of Adjudicative Case Conference sent to the Tenant was returned to the Board. The note on the envelope stated, "return to sender". The Tenant provided no alternate methods for the Board to communicate with them.
3. An Applicant has a duty to pursue their application and must update the Board with any changes of contact information. The Applicant also should contact the Board for updates if they have not indicated consent to receive documents through the Tribunals Ontario Portal or by email.

4. Since the Tenant did not keep their contact information current and 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 14, 2026
Date Issued

Melissa Anjema
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.