



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-072353-24

In the matter of: 296 HUNTER ST W
HAMILTON ON L8P1S3

Between: Jennifer Heintz Tenant

And

Frank Leonardis Landlord

Jennifer Heintz (the 'Tenant') applied for an order determining that Frank Leonardis (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

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

Neither the Landlord nor the Tenant were present or represented at the hearing as of 3:40 p.m. although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend 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 20, 2026
Date Issued

Lisa Del Vecchio
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.