



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

File Number: LTB-T-037002-25

In the matter of: 1111 LAKESHORE RD
Delhi ON N0E 1C0

Between: Serena Vera lindsay Tenant

and

Ana Maria Timofte Landlord

Serena Vera lindsay (the 'Tenant') applied for an order determining that Ana Maria Timofte (the 'Landlord') :

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application came before me for a mandatory adjudicative case conference in videoconference 136 on January 13, 2026.

Only the Landlord and her support person Tudor Popa attended the case conference.

As of 12:05 pm, 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 19, 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.