



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-039619-25

In the matter of: 2, 487 CARTIER AVENUE
SUDBURY ON P3B 1E1

Between: Yvette Patricia Spanish Tenant

and

Joshua Sarazin Landlord

Yvette Patricia Spanish (the 'Tenant') applied for an order determining that Joshua Sarazin (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 13, 2026.

Only the Landlord's agent Cheryl Dini attended the hearing.

As of 11:48 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 16, 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.