



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

File Number: LTB-T-040809-25

In the matter of: 87 DOANE ST
OTTAWA ON K2B 6G7

Between: Tina Smalldridge Tenant

And

Liam Henley-Vachon Landlord

Tina Smalldridge (the 'Tenant') applied for an order determining that Liam Henley-Vachon (the 'Landlord') :

- 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.
- 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.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 2:10 pm 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.