



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

File Number: LTB-T-059450-23

In the matter of: 508, 1460 Ghent Ave
Burlington ON L7S1X7

Between: Matthew Richard Gordon Massia-Lahey Tenant

and

Elm Place Inc Landlord

Matthew Richard Gordon Massia-Lahey (the 'Tenant') applied for an order determining that Elm Place Inc (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.

This application was heard by videoconference on January 14, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 10:15 a.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 16, 2026
Date Issued

Julie Broderick
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.