



**Order under Sections 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-035911-25

In the matter of: 2701, 180 METCALFE
OTTAWA ON K2P1P5

Between: Luciana Martel Duguech Tenant

And

Jadco Landlord

Luciana Martel Duguech (the 'Tenant') applied for an order determining that Jadco (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.
- failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 14, 2026.

Only the Landlord's agents Margaret White and Erika Brandhuber, attended the ACC.

As of 9:43 a.m. the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 19, 2026
Date Issued

Mark Melchers
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.