



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

**File Number:** LTB-T-040842-25

**In the matter of:** 3, 40 Grandriver st N  
Paris ON N3L2M2

**Between:** Billy Minler Tenant  
Hadley Sherk

**And**

Dave Evans Landlord

Billy Minler and Hadley Sherk (the 'Tenant') applied for an order determining that Dave Evans (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.

An Adjudicative Case Conference was held by videoconference on January 6, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 3:00pm, 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 19, 2026**  
**Date Issued**

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Colin Elsby  
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.