



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

File Number: LTB-T-062381-25

In the matter of: 303, 55 Warrender Ave
Etobicoke Ontario M9B0C7

Between: Maryna Denesiuk Tenant
Dennis Kwofie

And

Arnold Agulnik Landlord
Princess Management

Maryna Denesiuk and Dennis Kwofie (the 'Tenant') applied for an order determining that Arnold Agulnik and Princess Management (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 13, 2026.

Only the Landlord's agent, Tina Dela Cruz, and the Landlord's legal representative, Sabrina Marchionne, attended the hearing.

As of 9:32am, 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. 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

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.