



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063756-25

In the matter of: 452 Charlotte St.
London ON N5W4A4

Between: Derek Marsh Tenant

And

Meghan Perinpanayagam Landlord

Derek Marsh (the 'Tenant') applied for an order determining that Meghan Perinpanayagam (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 meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 19, 2026.

Only the Landlord attended the ACC.

As of 9:31 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 21, 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.