



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

File Number: LTB-T-069825-24

In the matter of: 606, 285 Melvin Avenue
Hamilton Ontario L8H 2K4

Between: Sopheap Son Tenant
Demetryus Son

And

285 Melvin AApts Limited Landlord
Jack

Sopheap Son and Demetryus Son (the 'Tenant') applied for an order determining that 285 Melvin AApts Limited and Jack (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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on December 18, 2025.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 9:30 AM although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

Since the Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

The Tenants' application is dismissed.

January 21, 2026
Date Issued

Jeanie Theoharis
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.