



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-038882-25

In the matter of: 320 VIDAL ST S
SARNIA ON N7T2T9

Between: Tim Bounsall
Taylor Nesbit
Josh Poolman
Tenants

And

Joesph Boudreau
Carlos Avalos
Irene Flory
Landlords

Tim Bounsall, Taylor Nesbit and Josh Poolman (the 'Tenants') applied for an order determining that Joesph Boudreau, Carlos Avalos and Irene Flory (the 'Landlords'):

T2 Application

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services

T6 Application

- 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 was heard by videoconference on January 19, 2026. Only the Landlord, Carlos Avalos, Represented by Barrett Beaudoin, attended the case conference.

As of 9:34 a.m., none of the Tenants were present or represented at the case conference 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

January 27, 2026

Date Issued

Jane Dean

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.