



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-062770-25

In the matter of: Unit 5, 114 Davey Dr
Orillia ON L3V4G8

Between: Madelaine Newport Tenant

And

Mike Preston Landlord

Madelaine Newport (the 'Tenant') applied for an order determining that Mike Preston (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 14, 2026.

Only the Landlord's representative Tara Brown attended the hearing.

As of 9:37am, the Tenant was not present nor 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 22, 2026
Date Issued

Reshad Nazeer
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.