



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-042949-25

In the matter of: 3, 16 Evergreen Ave
London ON N6J1A5

Between: Shae White Tenant

And

James McFadden
Landlord

Shae White (the 'Tenant') applied for an order determining that James McFadden (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.

This application was heard by videoconference on January 22, 2026.

Only the Landlord James McFadden attended the hearing.

As of 11:57 am, 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.
2. I note that at the start of the hearing block, the Tenant signed in and was present. At approximately 10:31 a.m., after speaking with Tenant Duty Counsel, the Tenant disconnected from the hearing and did not return. I stood down hearing until 11:57 am to allow the Tenant a reasonable opportunity to reconnect. The Tenant did not rejoin the hearing, and there was no information before the Board indicating that the Tenant was unable to reconnect or was experiencing technical difficulties. In these circumstances, I find that the Tenant abandoned the application.

It is ordered that:

1. The Tenant's application is dismissed.

January 30, 2026

Date Issued

Kyle Anderson

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.