



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-101356-23

In the matter of: UNIT 3, 38 RIVER DR
GEORGETOWN ON L7G2J2

Between: Michaela Doyle Tenant

And

Casa Real Estate Investment Inc. Landlords
Wael Achkar

Michaela Doyle (the 'Tenant') applied for an order determining that Casa Real Estate Investment Inc., and Wael Achkar (the 'Landlords'):

- 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 and meals in a care home.

This application was heard by videoconference on January 23, 2026.

Only the Landlords' Representative, Harpreet Luthra, attended the hearing.

As of 10:16 a.m., 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.

It is ordered that:

1. The Tenant's application is dismissed.

January 28, 2026
Date Issued

Benjamin Seigel
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.