



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

**File Number:** LTB-T-044966-23

**In the matter of:** B-Basement, 73 Lindsay Avenue  
Newmarket Ontario L3Y4N7

**Between:** Vanessa De Francesca  
Vasco Silva  
GM Legal Services

Tenants

**JAN 28, 2026**

**And**

Adriano Fata

Landlord

Vanessa De Francesca, Vasco Silva and GM Legal Services (the 'Tenants') applied for an order determining that Adriano Fata (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

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

Only the Landlord, and the Landlord's Representative, Michael Tsinonis, attended the hearing.

As of 9:13 a.m., the Tenants were 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 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 28, 2026**

**Date Issued**

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Curtis Begg

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.