



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

**File Number:** LTB-T-042397-25

**In the matter of:** 217, 44 Jackes Avenue  
Toronto ON M4T1E5

**Between:** Paola Zahra Fetiti Duarte Tenants  
Charles Cain Releford

**And**

Quad Real Landlord

Paola Zahra Fetiti Duarte and Charles Cain Releford (the 'Tenants') applied for an order determining that Quad Real (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.
- Gave a notice of termination in bad faith.

The Tenants also applied for an order determining that the Landlord 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 (ACC) was held by videoconference on January 26, 2026.

Only the Landlord Nelson Manalang and the Landlord's legal representative Martin Zarnett attended the ACC.

As of 9:43 am, the Tenants were not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC. The Tenants did not join during the scheduled block time and the LTB technical team did not advise of any related issues.

### **Determinations:**

1. Since the Tenants did not attend the ACC to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenants' application is dismissed.

**January 29, 2026**  
**Date Issued**

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Dana Wren  
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.