



**Order under Section 31 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-044879-25

In the matter of: 3, 139 TOWNLINE
ORANGEVILLE ON L9W1V9

Between: Justin Dares-Markell Tenant

And

David Vaccari Landlord

Justin Dares-Markell (the 'Tenant') applied for an order determining that David Vaccari (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
- collected or retained money illegally

This application was heard by videoconference on January 28, 2026.

Only the Landlord attended the hearing.

As of 9:45 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 30, 2026

Date Issued

Colette Myers

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.

