



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

File Number: LTB-T-067150-25

In the matter of: 1371 Marigold Cres
Gloucester ON K1B5E7

Between: April Saddler Tenant

And

Phoenix Rising Property Management Inc Landlord

April Saddler (the 'Tenant') applied for an order determining that Phoenix Rising Property Management Inc (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 29, 2026.

Only the Landlord's representative Jessica Clement attended the hearing.

As of 9:30 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.

February 6, 2026
Date Issued

Julie Broderick
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.