



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-096148-24

In the matter of: 304, 280 Sammon Ave East
East York ON M4J1Z7

Between: Heather Cunningham Tenant

and

Emmanuel Riesel Landlord

Heather Cunningham (the 'Tenant') applied for an order determining that Emmanuel Riesel (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.

This application was heard by videoconference on February 3, 2026. Only the Landlord attended the hearing.

Gerry Campbell attended the hearing and presented himself as the Ombudsman for the building and agent of the Landlord. Mr. Campbell confirmed he was not a licensee of the Law Society of Ontario and I was not satisfied he fell within one of the exemptions under the Law Society of Ontario's By-Law 4 to provide legal services. As a result, he was not permitted to speak on behalf of the Landlord at the hearing but was permitted to remain as an observer.

As of 9:55 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 5, 2026
Date Issued

Rebecca Case

Vice Chair, 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.