



Order under Section 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-093569-24

In the matter of: Upstairs Apartment, 252 McIntyre Street
Thunder Bay ON P7A3B4

Between: Mercedes Gregoire Tenant

And

Arthur Kristiansen Landlord

Mercedes Gregoire (the 'Tenant') applied for an order determining that Arthur Kristiansen (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 9, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 11:02 a.m. 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 13, 2026
Date Issued

Anthony Bruno
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.