



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

File Number: LTB-T-078830-25

In the matter of: 4, 428 RICHMOND ST
LONDON ON N6A3C9

Between: Patricia Ross Tenants
Jason MacPherson

And

Dan Dencev Landlords
Mark Dencev

Patricia Ross and Jason MacPherson (the 'Tenants') applied for an order determining that Dan or Mark Dencev (the 'Landlords') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household, harassed, obstructed, coerced, threatened or interfered with the Tenants, and withheld or interfered with their vital services or care services and meals in a care home.

This Adjudicative Case Conference was heard by videoconference on February 10, 2026.

Only the Landlord Mark Dancev attended the hearing.

As of 9:30 am, the Tenants were 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

February 13, 2026
Date Issued

Jagger Benham
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.