



**Order under Section 30, 31
Residential Tenancies Act, 2006**

File Number: LTB-T-039906-25

In the matter of: 3707, 35 Mercer Street
Toronto ON M5V0V1

Between: Joao Teixeira Tenant
Vanessa Frew

And

Michael Kleinman Landlord

Joao Teixeira and Vanessa Frew (the 'Tenant') applied for an order determining that Michael Kleinman (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 (T2 Application); and
- 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 (T6 Application).

This application was heard by Adjudicative Case Conference ('ACC') on February 11, 2026.

Only the Landlord's Legal Representative, Breanna Tingle, attended the ACC.

As of 9:30 a.m., the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 18, 2026
Date Issued

Paula West Oreskovich
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.