



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-038824-25

In the matter of: 1903, 2550 SIMCOE ST N
OSHAWA ON L1L0R5

Between: Elisa Estrefi Tenant

And

Paulo Baltazar Santos Landlord
Paulo Baltazar Santos

Elisa Estrefi (the 'Tenant') applied for an order determining that Paulo Baltazar Santos and Paulo Baltazar Santos (the 'Landlord') :

- entered the rental unit illegally.
- 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.

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

Neither the Tenant nor the Landlord were present or represented at the ACC as of 2:06 p.m., although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the ACC.

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 17, 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.