



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-028797-24

In the matter of: 204, 38 Walton Street
Port Hope ON L1A1N1

Between: Sarah Wilson Tenants
Wayne Kennedy

And

Maryam Sadrieh Landlord

And

Max Popelavskis Landlord's Agent

Sarah Wilson and Wayne Kennedy (the 'Tenants') applied for an order determining that Maryam Sadrieh (the 'Landlord') and Max Popelavskis (the 'Landlord's Agent') collected or retained money illegally.

This application was heard by videoconference on February 19, 2026. Only the Landlord attended the hearing. As of 9:30 a.m., 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 26, 2026
Date Issued

Curtis Smith
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.