



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-026134-23

In the matter of: 3, 59 BALSAM AVE
TORONTO ON M4E3B8

Between: Vanessa Guadalupe Roy-ferrer Tenant
Riki Shimoda

And

Andi Koci Landlord
Briarlane Rental Property Management
Westwood Holding

Vanessa Guadalupe Roy-ferrer and Riki Shimoda (the 'Tenant') applied for an order determining that Andi Koci, Briarlane Rental Property Management and Westwood Holding (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.
- failed to meet their 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 23, 2026.

Only the Landlord's representative Mark Ciobotaru attended the hearing.

As of 9:30 AM the Tenant was 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 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 24, 2026
Date Issued

Bryan Delorenzi
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.