



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-048356-25

In the matter of: 8, 450 Eva avenue
Greater Sudbury ON P3C4N5

Between: Amie-lynn Grace Eadie Tenant

And

Avanew Fund 2 Single Family Rental GP Landlord
Inc.

Amie-lynn Grace Eadie (the 'Tenant') applied for an order determining that Avanew Fund 2 Single Family Rental GP Inc. (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 or care services and meals in a care home.

This application was heard by videoconference on February 24, 2026.

Only the Landlord's Agent marc Orticelo and the Landlord's Legal Representative, Angie Gravelle, attended the hearing.

As of 9:30 a.m., 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 25, 2026
Date Issued

Panagiotis P. Roupas
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.