



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-057394-25

In the matter of: upper, 2343 thompson rd
fort erie ON L2A4M5

Between: kathleen lynn sagriff Tenant

And

sebastiano passero Landlord

kathleen lynn sagriff (the 'Tenant') applied for an order determining that sebastiano passero (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.
- collected or retained money illegally.
- did not meet his maintenance obligations.

An Adjudicative Case Conference (ACC) was held by videoconference on February 23, 2026.

Only the Landlord's representative Judith Callender attended the ACC.

As of 10:05, the Tenant was not present or represented at the ACC although properly served with notice of the ACC by the LTB. There was no record of a request to adjourn the ACC.

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.

March 3, 2026
Date Issued

Dale Whitmore
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.