



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067530-25

In the matter of: 2, 835 MCQUAY BLVD
WHITBY ON L1P1L6

Between: Elizabeth Emily Porter Tenant

And

Stacey Leadbetter Landlord

Elizabeth Emily Porter (the 'Tenant') applied for an order determining that Stacey Leadbetter (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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

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

Only the Landlord's Legal Representative Jennifer Gillis attended the hearing.

As of 9:24 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 27, 2026
Date Issued

Diane Wade
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.