



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-056138-25

In the matter of: 2 BOBOLINK RD
HAMILTON ON L9A2P2

Between: KINGSLEY OFOE DOE Tenant

And

JOHANNA PASSOS PEZO Landlord

KINGSLEY OFOE DOE (the 'Tenant') applied for an order determining that JOHANNA PASSOS PEZO (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 25, 2026.

Only the Landlord attended the hearing.

As of 9:44 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.
2. The Landlord advises that their parent resided in the residential complex and shared a kitchen with the Tenant. While I make no finding of fact regarding this, I note that, if true, the tenancy would be exempt from the *Residential Tenancies Act, 2006* (the 'Act').

It is ordered that:

1. The Tenant's application is dismissed.

March 5, 2026
Date Issued

Dawn Carr
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.