



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-082537-22

In the matter of: BSMT, 939 GARDNER AVE
MISSISSAUGA ON L5E1B3

Between: Gayle Helen Anne Gordon Tenant

And

Robert Fluney Landlord

Gayle Helen Anne Gordon (the 'Tenant') applied for an order determining that Robert Fluney (the 'Landlord'):

T2 Application

- 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.

T6 Application

- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (*T6 Application*).

This application was heard by videoconference on February 26, 2026. Only the Landlord, represented by John Lambe, attended the hearing.

As of 9:32 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

Determinations:

Preliminary Issue:

1. The Tenant filed a request to reschedule the hearing on February 25, 2026. However, this request was not made on consent and did not disclose a valid reason that they could not attend the hearing. As a result, this request is denied.

2. 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.

March 5, 2026
Date Issued

Jane Dean
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.