



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

File Number: LTB-T-059572-25

In the matter of: 105 Balmoral ave N
Hamilton ON L8L7R7

Between: Jacob William Moffat Tenant

And

Sherry(i) Bell Landlord

Jacob William Moffat (the 'Tenant') applied for an order determining that Sherry(i) Bell (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.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 11:55 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.

March 2, 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.