



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063637-25

In the matter of: House, 233 Thirtieth street House
Toronto ON M8W3C9

Between: Martin Eoghain Heffernan Tenant

and

Jeremy Izso
Olivia Digiammarino Landlords

Martin Eoghain Heffernan (the 'Tenant') applied for an order determining that Jeremy and Olivia Izso and digiammarino (the 'Landlords'):

- 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.

An Adjudicative Case Conference ('ACC') was heard by videoconference on February 24, 2026.

Only the Landlord's Legal Representative, Bryan Rubin, and the Landlords attended the ACC.

As of 9:42am, the Tenant was not present or represented at the ACC although properly served with notice of this 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 5, 2026
Date Issued

Candace Aboussafy
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.