



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067057-24
LTB-T-085567-24

In the matter of: Upper Unit, 7563 highway 35
Norland ON K0M2L0

Between: Aliesha Miller Tenant
Justin Dorrington-Irvine

And

Lydia Doble Landlord
Mat Doble

Aliesha Miller and Justin Dorrington-Irvine (the 'Tenant') applied under LTB-T-067057-24 for an order determining that Lydia Doble and Mat Doble (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.

The Tenant also applied under LTB-T-085567-24 for an order determining that the Landlord 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.

These applications were previously combined by endorsement of the Board on December 9, 2024. The combined applications were heard by videoconference on February 26, 2026.

Only the Landlord, Lydia Doble, and the Landlord's Witnesses, Logan Surgeoner and Melody Lippert, attended the hearing.

As of 9:40 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 combined applications, I find that these applications have been abandoned.

It is ordered that:

1. Applications LTB-T-067057-24 and LTB-T-085567-24 are dismissed.

March 5, 2026

Date Issued

Benjamin Seigel

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.