



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

File Number: LTB-T-049081-25

In the matter of: 15, 16 DUFFERIN ST
FORT ERIE ON L2A2T5

Between: Ariane Denault Tenant

And

Patrick De Kruyff Landlord

Ariane Denault (the 'Tenant') applied for an order determining that Patrick De Kruyff (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, and harassed, obstructed, coerced, threatened or interfered with the Tenant.

This Adjudicative Case Conference was heard by videoconference on February 26, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 9:30 am 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

Jagger Benham
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.