



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

File Number: LTB-T-057903-25

In the matter of: 32 MONTROSE AVE
CALEDONIA ON N3W0B9

Between: Denise Facey Tenant

And

Joann Ashman n Landlord

Denise Facey (the 'Tenant') applied for an order determining that Joann Ashman n (the 'Landlord') :

- entered the rental unit illegally. (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. (T2 application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 application)
- collected or retained money illegally (T1 application)

This application was heard by videoconference on February 17, 2026.

Only the Landlord and their representative, R. Shepherd, attended the hearing.

As of 11:35 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 application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 3, 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.