



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

File Number: LTB-T-003159-25

In the matter of: 405 Conlin Road West
Oshawa ON L1L0N4

Between: Sarah Danielle Cox Tenant

And

Darrel Moffat Landlord

Sarah Danielle Cox (the 'Tenant') applied for an order determining that Darrel Moffat (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.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 2, 2026.

Neither the Tenant nor the Landlord were present or represented at the ACC as of Noon (12:00pm); 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, I find that this application has been abandoned.¹

It is ordered that:

1. The Tenant's application is dismissed.

March 6, 2026
Date Issued

Alexandre Traboulsi
Member, Landlord and Tenant Board

¹ Rule 9.4 of the Board's *Rules of Procedure*.

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.