



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-060226-25

In the matter of: 1325 GEORGINA AVE
THUNDER BAY ON P7E3J3

Between: Jeremy Smart Tenant

And

Anna Pellegrino Landlord

Jeremy Smart (the 'Tenant') applied for an order determining that Anna Pellegrino (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on March 3, 2026.

As of 9:22AM, 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. The Tenant did not attend the scheduled hearing to support their application. I accordingly found the Tenant abandoned the application at 9:22AM and ordered the application dismissed.
2. The Tenant logged in at 1:53PM, after the application was deemed abandoned.

It is ordered that:

1. The application is dismissed.

March 11, 2026
Date Issued

Harry Cho
Vice Chair, 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.