



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-072921-25

In the matter of: 50 SMITH AVE GD 0
SOUTH PORCUPINE ON P0N1H0

Between: Meredith Schimmens Tenant

And

Andrew Potts Landlord

Meredith Schimmens (the 'Tenant') applied for an order determining that Andrew Potts (the 'Landlord')

- collected or retained money 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.
- 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.

This application was heard by videoconference on March 2, 2026.

Only the Landlord and the Landlord's Legal Representative, Amanda Migneault attended the hearing.

As of 10:06 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 application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 9, 2026
Date Issued

Christopher Lin
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.