



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-064381-25

In the matter of: Unit 1, 454 Percy Ave
Sudbury ON P3B2X8

Between: Angel Patry Tenant

And

Benjamin Mackenzie Landlord

Angel Patry (the 'Tenant') applied for an order determining that Benjamin Mackenzie (the 'Landlord'):

- 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)
- withheld or interfered with their vital services or care services and meals in a care home. (T2 Application)
- 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. (T6 Application)

This application was heard by videoconference on March 4, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:30 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 16, 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.