



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

File Number: LTB-T-075982-25

In the matter of: 1708, 1354 CARLING AVE
OTTAWA ON K1Z0C9

Between: Victor Oru Tenant

And

SleepWell Properties Management Landlord
SleepWell Properties

Victor Oru (the 'Tenant') applied for an order determining that SleepWell Properties Management and SleepWell Properties (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 and harassed, obstructed, coerced, threatened or interfered with the Tenant.

This T2 application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on on March 5, 2026.

Only the Landlord's legal representative, Anne Skelly and the Landlord's agent, Lauren Bateson attended the ACC.

As of 9:21 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 ACC.

Determinations:

1. Since the Tenant did not attend the ACC 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

Christina Philp
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.