



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-080036-25

In the matter of: Basement, 12 Barnes Crescent
Scarborough ON M1G1Z9

Between: Mario Sbardella Tenant

And

Valerie Jaggon Landlord

Mario Sbardella (the 'Tenant') applied for an order determining that Valerie Jaggon (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.
- 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 March 5, 2026.

Only the Landlord attended the ACC.

As of 9:28 a.m., the Tenant was not present or represented at the ACC 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 to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 11, 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.