



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-095656-24

In the matter of: 21 PINE ST S
THOROLD ON L2V3L1

Between: Justin Allen Pierce Tenants
Ashley R Crowe

And

Tony F Mancini Landlord

Justin Allen Pierce and Ashley R Crowe (the 'Tenants') applied for an order determining that Tony F Mancini (the 'Landlord') 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); substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; harassed, obstructed, coerced, threatened or interfered with the Tenants; and withheld or interfered with their vital services or care services and meals in a care home (T2 application).

This application was heard by videoconference on March 11, 2026.

Only the Landlord's legal representative, Sidney Sheridan, a licensed paralegal, attended the hearing.

As of 10:00 a.m., the Tenants were 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.

The Landlord's legal representative advised me that the Tenants had vacated the rental unit voluntarily on or about August 31, 2025, and it was the Landlord's view that the termination of the tenancy was the reason for the Tenants' non-attendance.

Determinations:

1. Since the Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed, and the LTB file is closed.

March 18, 2026
Date Issued

Christina Budweth
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.