



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

File Number: LTB-T-007764-25

In the matter of: 307, 1 ORIOLE RD
TORONTO ON M4V2E7

Between: Julia Liuzzi Tenant

And

Capreit Ltd. Landlord

Julia Liuzzi (the 'Tenant') applied for an order determining that Capreit Ltd. (the 'Landlord') entered the rental unit illegally.

This application came before me for a mandatory adjudicative case conference in videoconference 144 on March 12, 2026.

Only the Landlord's agent Niveen Fanous and the Landlord's legal representative Geoff Paine attended the case conference.

As of 9:32 a.m., the Tenant was not present or represented at the case conference although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn.

Determinations:

1. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

March 17, 2026
Date Issued

Nersi Makki
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.