



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

File Number: LTB-T-006942-25

In the matter of: 85 First Avenue #405
Welland ON L3C1X9

Between: Wendy Elizabeth Arscott Tenant

And

Bert F Grant Management Ltd Landlord

Wendy Elizabeth Arscott (the 'Tenant') applied for an order determining that Bert F Grant Management Ltd (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.

This application was heard by videoconference on March 12, 2026.

Only the Landlord's Agent, Jana Komisar, and the Landlord's Representative, Howard Levenson, attended the hearing.

As of 9:35 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 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

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.