



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090126-24

In the matter of: 1700 ironwood rd
london ON N6K5C5

Between: Cole Zavitz
Natalie Pozniak
Tenants

And

Lou Iumani
Landlord

Cole Zavitz and Natalie Pozniak (the 'Tenant's) applied for an order determining that Lou Iumani (the 'Landlord'):

- entered the rental unit illegally.
- 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.

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

Only the Landlord attended the hearing.

As of 9:30 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.

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 Tenant's application is dismissed.

March 16, 2026
Date Issued

Teresa Hunt
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.