



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-081091-25

In the matter of: D, 1457 REGIONAL ROAD 97
PUSLINCH ON N0B2J0

Between: Jeannette McDonald Tenant

And

Marian Irene Zahoruk Landlord
Peppermint Creek Farm Inc.

Jeannette McDonald (the 'Tenant') applied for an order determining that Marian Irene Zahoruk and Peppermint Creek Farm Inc. (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.
- collected or retained money illegally.

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

Only the Landlord's Agent Cynthia Zahoruk and the Landlord's Legal Representative Edwin Alexander attended the hearing.

As of 10:19am, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

Determinations:

1. At the outset of the hearing block, I canvassed the Landlord's Legal Representative as to whether they had any insight into why the Tenant had not arrived, and the Landlord's Legal Representative indicated they had received an email containing disclosure for the Tenant a day prior. The matter was subsequently stood down so the Landlord's Legal Representative could contact the Tenant and request she attended the case conference.

2. The Landlord's Legal Representative indicated that the Tenant replied to his email and indicated that she was waiting for verification, the Landlord's Legal Representative then emailed the Tenant both the Notice of Hearing, and the link used to join. However, the Tenant did not respond and had not attended the proceeding. Accordingly, the matter was again stood down to allow the Tenant an opportunity to join the proceeding. After the Tenant failed to do so the matter was recalled.
3. I am satisfied that the Tenant was aware of the proceeding, having been provided with a Notice of Hearing by the Board, by the Landlord's Legal Representative who provided the Tenant with two links to join the case conference. Despite this, and the matter being stood down to allow the Tenant to attend she did not join the hearing block at any point during the proceeding.
4. 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

Reid Jackson
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.