



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

File Number: LTB-T-088194-24

In the matter of: 89 Dryden Rd E
Wahnipatae ON P0M3C0

Between: Roxanne Bois
Sebastien Bois
Sophie Bois
Stevie Bois
Tenants

And

Viet Nguyen
Landlord

Roxanne Bois, Sebastien Bois, Sophie Bois and Stevie Bois (the 'Tenants') applied for an order determining that Viet Nguyen (the 'Landlord'):

- entered the rental unit illegally.
- withheld or interfered with their vital services or care services and meals in a care home.

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

Neither the Tenants nor the Landlord were present or represented at the case conference as of 12:35pm, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the case conference.

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.