



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

File Number: LTB-T-073152-25

In the matter of: 304, 65 ANNIE CRAIG DR
ETOBICOKE ON M8V0G3

Between: Petra Smith Tenant
Rachel Stobbs

And

Andrea Demarinis Landlord

Petra Smith and Rachel Stobbs (the 'Tenant') applied for an order determining that Andrea Demarinis (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference was held by videoconference on March 3, 2026.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 11:00AM, 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

Colin Elsby
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.