



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

File Number: LTB-T-082308-25

In the matter of: D221, 1670 VICTORIA PARK AVE
NORTH YORK ON M1R0G8

Between: Ronald Francisco Noguera Tenant

And

Qterra Property Management Landlord

Ronald Francisco Noguera (the 'Tenant') applied for an order determining that Qterra Property Management (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 (T2 application).
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

This combined T2/T6 application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on March 16, 2026.

Neither the Tenant nor the Landlord were present or represented at the ACC as of 10:38 a.m., although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 19, 2026
Date Issued

Christina Philp
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.