



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

File Number: LTB-T-008795-25

In the matter of: 811, 724 Fanshawe Park Rd E
London ON N5X2L8

Between: Luke Branko Pellitteri Tenant

And

Shelley Gervais Landlord

Luke Branko Pellitteri (the 'Tenant') applied for an order determining that Shelley Gervais (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.

This application was heard by videoconference on March 17, 2026.

Only the Landlord's legal representative, Gabriela Quaresma, attended the hearing.

As of 10:40 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.

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 25, 2026
Date Issued

Dawn Carr
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.