



**Order under Section 135/ 31/ 30
Residential Tenancies Act, 2006**

File Number: LTB-T-055384-24

In the matter of: 5, 444 PARLIAMENT ST
TORONTO ON M5A3A2

Between: Wesley Spencer Tenant

And

Joe Pennella Landlord

Wesley Spencer (the 'Tenant') applied for an order determining that Joe Pennella (the 'Landlord'):

- collected or retained money illegally (T1)
- 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.(T2)
- Wesley Spencer (the 'Tenant') applied for an order determining that Joe Pennella (the 'Landlord') 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)

This application was heard by videoconference on March 23, 2026.

Only the Landlord's representative Mihai Paunescu attended the hearing.

As of 9:18 a.m., 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 31, 2026
Date Issued

Alicia Johnson
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.