



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-086411-24

In the matter of: 4559 Side Road 15
Ramara Township ON L3V8E4

Between: Asheley Veldman Tenants
Charles Dimaline

And

Lakeview Reality Property Management Landlord

Asheley Veldman and Charles Dimaline (the 'Tenants') applied for an order determining that Lakeview Reality Property Management (the 'Landlord') **(T2 Application)**:

- entered their rental unit illegally;
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household; and
- Withheld or interfered with their vital services.

The Tenants also applied for an order determining that 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 Application**.

This application was heard by videoconference on March 25, 2026.

Only the Landlord's agent, M. Preston, attended the hearing.

As of 9:32 a.m., the Tenants were 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants application is dismissed.

March 30, 2026
Date Issued

Mayra Sawicki
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.