



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-079624-25

In the matter of: 112 Blanchard Crescent
Essa ON L3W0M9

Between: Austin Rodrigues
Bailey Brown
Tenants

And

Darren McGibbon
Landlord

Austin Rodrigues and Bailey Brown (the 'Tenants') applied for an order determining that Darren McGibbon (the 'Landlord') :

- entered the 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.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This T2 application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on March 26, 2026.

Only the Landlord's legal representative, Teri Landriault attended the ACC.

As of 9:17 a.m., the Tenants were not present or represented at the ACC 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 Tenants did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

March 31, 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.