



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-073320-25

In the matter of: 1181 WINDGROVE SQ
PICKERING ON L1X2S6

Between: Adele Eva Smith Tenants
Jeffery Nicklaus Smith

And

Tanya Stephens Landlord

Adele Eva Smith and Jeffery Nicklaus Smith (the 'Tenants') applied for an order determining that Tanya Stephens (the 'Landlord') collected or retained money illegally.

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

Only the Landlord and the Landlord's representative Kenyah Coombs attended the hearing. As of 9:30 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.

April 2, 2026
Date Issued

Madeline Ntoukas
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.