



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

File Number: LTB-T-081250-25

In the matter of: 116 Calabogie Rd
McNab/Braeside ON K7S3G8

Between: Luigi Molloy Tenant

And

Tushar Patel Landlord

Luigi Molloy (the 'Tenant') applied for an order determining that Tushar Patel (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 and withheld or interfered with their vital services or care services and meals in a care home.

This Adjudicative Case Conference was heard by videoconference on April 7, 2026.

Neither the Tenant nor the Landlord present or represented at the hearing as of 9:30 am 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.

April 17, 2026
Date Issued

Jagger Benham
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.