



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-047070-25

In the matter of: 1 UPPER, 243 EAST 44TH ST
HAMILTON ON L8T3H8

Between: Julia O'Neill
Mason Pellrene
Tenants

And

Kevin Tulk
Landlord

Julia O'Neill and Mason Pellrene (the 'Tenants') applied for an order determining that Kevin Tulk (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

An Adjudicative Case Conference ('ACC') was held by videoconference on April 14, 2026.

Only the Landlord's Legal Representative, Cassandra Brito, attended the ACC.

As of 9:20am, 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, I find that this application has been abandoned.¹

It is ordered that:

1. The Tenants' application is dismissed.

April 17, 2026
Date Issued

Alexandre Traboulsi
Member, Landlord and Tenant Board

¹ Rule 9.4 of the Board's *Rules of Procedure*.

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.