



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

File Number: LTB-T-041356-25

In the matter of: 13, 86 Erbsville Court
Waterloo Southwest ON N2T0C8

Between: Kelly Murray Tenant

And

Ian Cook Construction Limited Landlord

Kelly Murray (the 'Tenant') applied for an order determining that Ian Cook Construction Limited (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.

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

Only the Landlord's Agent, Joanne Miller, and the Landlord's Legal Representative, Emilio Vaiano, attended the ACC.

As of 9:27am, the Tenant was 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 Tenant did not attend the ACC, I find that this application has been abandoned.¹

It is ordered that:

1. The Tenant's application is dismissed.

April 22, 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.