



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-003199-25

In the matter of: BASEMENT, 45 SABBE CRES
AJAX ON L1T4E3

Between: Dahlia Williams Tenant

And

Antonio Mwamba Landlord

Dahlia Williams (the 'Tenant') applied for an order determining that Antonio Mwamba (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on April 20, 2026.

Only the Landlord's Legal Representative Taff Butters attended the hearing.

As of 9:27 a.m., the Tenant was 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 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 24, 2026
Date Issued

Sean Ramage
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.