



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

File Number: LTB-T-052425-25

In the matter of: 2, 1223 Dundas Street
London Ontario N5W3B1

Between: Jessica Baart Tenant

And

John Brun Landlord
Angelo Rossi

Jessica Baart (the 'Tenant') applied for an order determining that John Brun and Angelo Rossi (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference ("ACC") was held by videoconference on April 21, 2026.

Only the Landlord and the Landlord's witness, Rick Marshall, attended the ACC.

As of 9:48 a.m., 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 to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 22, 2026
Date Issued

Nicole Pedron
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.