



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-057750-25

In the matter of: BOX 8 Nelles
NIAGARA ON THE LAKE ON L0S1J0

Between: Howard Patterson Tenant

And

Scott Boisvert Landlord

Howard Patterson (the 'Tenant') applied for an order determining that Scott Boisvert (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference ("ACC") was held by videoconference on April 22, 2026.

Only the Landlord's Legal Representative, Frank W. Mucci, attended the ACC.

As of 10:12 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. At the ACC, Landlord's Legal Representative informed the Board that the Tenant has passed away. 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 24, 2026
Date Issued

Vicky Liu
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.