



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

File Number: LTB-T-072436-25

In the matter of: 602, 820 Archibald St
Ottawa ON K1Z0E1

Between: Nerida Varinia Seclen Zamora Tenant

And

Sleepwell Property Management Landlord

Nerida Varinia Seclen Zamora (the 'Tenant') applied for an order determining that Sleepwell Property Management (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on April 23, 2026.

Only the Landlord's representative, Anne Skelly, and the Landlord's agent, Lauren Bateson, attended the hearing.

As of 9:30 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 29, 2026
Date Issued

Vishal Nanda
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.