



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-071578-25

In the matter of: 1, 43 Niagara st
St. Catharines ON L2R4K8

Between: Kelly Peeters Tenant

And

Gaetano Limoncelli Landlord

Kelly Peeters (the 'Tenant') applied for an order determining that Gaetano Limoncelli (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference was held by videoconference on April 27, 2026. The Tenant, and the Landlord's Agent/daughter, C. Lalama, attended the case conference.

Determinations

1. The Tenant identified three issues in the application regarding mold growth in the unit, missing window screens, and 'multiple things broken'.
2. The Tenant left the case conference upset that she may be asked about a mold report at a merits hearing.
3. Since the Tenant did not remain at the case conference to support the application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

April 30, 2026
Date Issued

Jitewa Edu
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.