



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

File Number: LTB-T-045362-25

In the matter of: 304, 170 DUDLEY AVE
THORNHILL ON L3T2E7

Between: Carmela Howe Tenant

And

Beaux Properties Management Company Landlord

Carmela Howe (the 'Tenant') applied for an order determining that Beaux Properties Management Company (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.

This application was heard by videoconference on April 28, 2026. Only the Landlord's Agent, Athena Metasas, attended the hearing. As of 9:38 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. The Landlord's Agent submitted that the Landlord for this property is Beaux Properties Management Company and that Fiorella Duculescu named in the application is the Superintendent. Therefore, the application is amended to remove Fiorella Duculescu and correctly name the Landlord as Beaux Properties Management Company.
2. 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.

May 4, 2026
Date Issued

Lisa Del Vecchio
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.