



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

File Number: LTB-T-069565-25

In the matter of: 343 CONCESSION ROAD EAST
WARKWORTH ON K0K3K0

Between: TAMMY MAGINN Tenant
LEONE TEIXEIRA

And

DAVID POOLE Landlord

TAMMY MAGINN and LEONE TEIXEIRA (the 'Tenant') applied for an order determining that DAVID POOLE (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference was held by videoconference on March 24, 2026.

Only the Landlord attended the hearing.

As of 9:38am, 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.

May 1, 2026
Date Issued

Colin Elsby
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.