



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

File Number: LTB-T-055868-25

In the matter of: 502, 505 Cummer Avenue
North York ON M2K2L8

Between: Richard Schmelzle Tenant
Laurine Schmelzle

And

Schickedanz Bros. Properties Landlord

Richard Schmelzle and Laurine Schmelzle (the 'Tenant') applied for an order determining that Schickedanz Bros. Properties (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 May 4, 2026.

Only the Landlord's representative, Emily Barbati, attended the hearing.

As of 9:37am, 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 7, 2026
Date Issued

Sonia Anwar-Ali
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.