



Order under Section 31 Residential Tenancies Act, 2006

Citation: Phelps v Curran, 2026 ONLTB 36325

Date: 2026-05-07

File Number: LTB-T-047537-25

In the matter of: 21 B, 110 Stewart Street
Ottawa Ontario K1N6J6

Between: Thomas Phelps Tenant

And

Charlina Curran Landlord
Parkview Management

Thomas Phelps (the 'Tenant') applied for an order determining that Charlina Curran and Parkview Management (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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on May 4, 2026.

Only the Landlord's Agent, Charlina Curran, and the Landlord's Legal Representative, Anne Skelly, attended the hearing.

As of 9:34 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. The Tenant requested an accommodation through the use of a Public Access Terminal (PAT) and staff at the location of the PAT confirmed that the Tenant did not attend the facility.

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

Curtis Smith
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.