



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-101249-25

In the matter of: 301, 420 EGLINTON AVE E
TORONTO ON M4P1L8

Between: Olena Piddubna Tenant

And

1000068817 Ontario LTD and Andrew Zwingenberger Landlord

Olena Piddubna (the 'Tenant') applied for an order determining that 1000068817 Ontario LTD. and Andrew Zwingenberger (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on May 6, 2026.

Only the Landlord's legal representative Ashley Cassidy attended the ACC.

As of 9:24 am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC. The Tenant did not join during the scheduled block and the LTB technical team did not advise of any related issues.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 8, 2026
Date Issued

Dana Wren
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.