



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-068979-25
LTB-T-070618-25

In the matter of: 89 GRACE CRES
BARRIE ON L4N9S4

Between: Ann Anwiah
Raffaele Virdo Tenants

And

Zoya Kavalenka Landlord

Ann Anwiah and Raffaele Virdo (the 'Tenants') applied for an order determining that Zoya Kavalenka (the 'Landlord') :

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

This application was heard by videoconference on May 7, 2026.

Only the Landlord's legal representative, Bryan Rubin, and the Landlord attended the hearing.

As of 9:43 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. Since the Tenants 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 12, 2026
Date Issued

Teresa Hunt
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.