



**Order under Section 135  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-077588-25

**In the matter of:** 4, 191-193 CHURCH ST  
ST CATHARINES ON L2R3E7

**Between:** Douglas Luke Tenant

**And**

Frank Pinelli Landlord

Douglas Luke (the 'Tenant') applied for an order determining that Frank Pinelli (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 19, 2026.

Neither the Tenant nor the Landlord were 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 14, 2026**  
**Date Issued**

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Nathan Korenberg  
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.