



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

File Number: LTB-T-083827-25

In the matter of: 188 PEMBROKE ST E
PEMBROKE ON K8A3J7

Between: Kelly O'Grady Tenant

And

James Bell Landlord

Kelly OGrady (the 'Tenant') applied for an order determining that James Bell (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.

This application was heard by videoconference on May 12, 2026.

Only the Landlord's legal representative Alex Healy, and the Landlord attended the hearing.

As of 9:42 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 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

Kyle McGraw
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.