



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

File Number: LTB-T-089024-25

In the matter of: 117 Andrew St East
Newcastle On L1B1J3

Between: Adam Leavitt Tenant

And

Mary Guttine Landlord

Adam Leavitt (the 'Tenant') applied for an order determining that Mary Guttine (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 8, 2026.

Only the Landlord attended the hearing.

As of 9:37 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 19, 2026
Date Issued

Samantha Greaves
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.