



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

File Number: LTB-T-070649-25

In the matter of: 7, 775 2ND AVE E
OWEN SOUND ON N4K2G9

Between: Jonathan Dufaure Tenant

And

jeff Zettle Landlord

Jonathan Dufaure (the 'Tenant') applied for an order determining that jeff Zettle (the 'Landlord') :

- withheld or interfered with their vital services or care services and meals in a care home
- collected or retained money illegally
- failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards

These applications were heard by videoconference on May 14, 2026.

Only the Landlord attended the hearing.

As of 9:20am, 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 22, 2026
Date Issued

Sonia Anwar-Ali
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.