



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

File Number: LTB-T-087131-25

In the matter of: 437, 79 James St S 437
Hamilton ON L8P2Z1

Between: Jeffrey Roberts Tenant

And

Downtown YMCA Landlord

Jeffrey Roberts (the 'Tenant') applied for an order determining that Downtown YMCA (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference ('ACC') was held by videoconference on May 20, 2026. Only the Landlord's Agent, Genevieve Hladysch, and the Landlord's Legal Representative, Inderdeep Toor, attended the ACC.

As of 10:40 a.m., the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 25, 2026
Date Issued

Rachel Gibbons
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.