



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-089555-25

In the matter of: 2210, 85 Queens Wharf Road
Toronto ON M5V0J9

Between: Lisa-Ann Valavaara Tenant

And

Timothy Gow Landlord

Lisa-Ann Valavaara (the 'Tenant') applied for an order determining that Timothy Gow (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard at an Adjudicative Case Conference (ACC) by videoconference on May 21, 2026.

Only the Landlord attended the hearing.

As of **9:22am**, 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 27, 2026
Date Issued

Terri van Huisstede
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.