



**Order under Section 115
Residential Tenancies Act, 2006**

File Number: LTB-T-005266-26

In the matter of: Basement, 7 Perry
Nepean ON K2G1K7

Between: Derek Clermont Tenant

And

Gemma Feraco Landlord

Derek Clermont (the 'Tenant') applied for an order determining that Gemma Feraco (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 31, 2026.

Only the Landlord's Agent, Gino Feraco attended the hearing.

As of 9:40 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 Applicant's T1's application is dismissed.

May 27, 2026
Date Issued

Douglas Malanka
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.

