



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-082545-23

In the matter of: 3, 9 SUMMIT AVE
HAMILTON ON L8V2R7

Between: Robin Lynn Turnbull Tenant

And

Vallery Properties Landlord

Robin Lynn Turnbull (the 'Tenant') applied for an order determining that Vallery Properties (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on April 24, 2025, and reconvened on November 19, 2025, and resolved on May 26, 2026. The Landlord's Agent, Tina Novak, and Legal Representative, Anthony Zarcone, and the Tenant's Representative, Oppong Wiafe, attended the hearing.

Determinations:

1. The matter was heard on April 24, 2025, following which I issued a Member's Endorsement reconvening the matter. The hearing was scheduled on November 19, 2025; however, the Tenant was not in attendance. Based on the submissions, I granted an adjournment at that time. Order LTB-T-082545-23-IN was issued, and costs were ordered against the Tenant because of the non-attendance. The matter was marked peremptory on the Tenant.
2. The Tenant's Representative advised he had told the Tenant about the hearing. However, by 9:30 a.m. on May 26, 2026, the Tenant had not attended the hearing.
3. The Tenant's Representative made further submissions regarding the Tenant's health. However, as the file had been marked peremptory at the last reconvened hearing and considering the Board's obligation to hear matters in an expeditious manner, I was not persuaded that a further adjournment was warranted in the circumstances.

It is ordered that:

1. The Tenant's application is dismissed as abandoned.

May 27, 2026
Date Issued

Jane Dean
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.