



**Order under Sections 30 / 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-090761-23

**In the matter of:** 4, 11 PEARL CRESENT  
CHATHAM ON N7L1R5

**Between:** Angelica Margo Osborne Tenant

**And**

Avanew Single Family Rental GP Inc. Landlord

Angelica Margo Osborne (the 'Tenant') applied for an order determining that Avanew Single Family Rental GP Inc. (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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.

This application was heard by videoconference on February 24, 2026 and May 25, 2026.

Only the Landlord's agent, Marc Orticello ('MO'), and the Landlord's legal representative, Angie Gravelle ('AG'), attended the hearing.

As of 9:30 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. The Tenant, AG, and MO were all present on the February 24, 2026 hearing date.
2. Pursuant to interim order LTB-T-090761-23-IN2 issued on March 30, 2026, "Portsmouth Residential" was removed as a party to this application, and the Landlord was added as the Landlord party.
3. Since the Tenant did not attend the hearing on May 25, 2026 by 9:30 a.m. to support their application, I found that this application had been abandoned.

4. I note that the Tenant logged in to the Zoom hearing at approximately 9:55 a.m., however the matter had already been heard, and both AG and MO had left the hearing room.

**It is ordered that:**

1. The Tenant's application is dismissed.

**June 1, 2026**  
**Date Issued**

---

**Mark Melchers**  
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.