



**Order under Section 30, 31, 69
Residential Tenancies Act, 2006**

File Numbers: LTB-T-075193-23
LTB-T-075332-23
LTB-T-076270-23
LTB-L-003440-24
LTB-T-017289-25

In the matter of: 1, 509 Highbury Ave N.
LONDON ON N5W4K6

Between: Andrea Marie Agora Tenant

And

1000249469 ONTARIO INC. Landlord

Andrea Marie Agora (the 'Tenant') applied for an order determining that 1000249469 ONTARIO INC. (the 'Landlord') withheld or interfered with their vital services or care services and meals in a care home (“**LTB-T-075193-23**”)

Andrea Marie Agora (the 'Tenant') applied for an order determining that 1000249469 ONTARIO INC. (the 'Landlord') 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 (“**LTB-T-075332-23**”)

Andrea Marie Agora (the 'Tenant') applied for an order determining that 1000249469 ONTARIO 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; harassed, obstructed, coerced, threatened or interfered with the Tenant; and withheld or interfered with their vital services or care services and meals in a care home (“**LTB-T-076270-23**”)

1000249469 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Andrea Agora (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (**LTB-L-003440-24**)

ANDREA MARIE AGORA (the 'Tenant') applied for an order determining that 1000249469 Ontario Inc. (the 'Landlord') entered the rental unit illegally; altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys; 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; and, withheld or interfered with their vital services or care services and meals in a care home (**LTB-T-017289-25**)

This applications LTB-T-075193-23, LTB-T-075332-23, LTB-T-076270-23, LTB-L-003440-24, were heard by videoconference on October 4, 2024 and May 13, 2026. Application LTB-T-017289-25 was heard on May 13, 2026.

The Landlord's representative Thomas Schoenleber and the Landlord's agent Mark Cooper attended the hearings on October 4, 2024 and May 13, 2026. The Tenant attended the hearing on October 4, 2024 and as detailed below, prematurely disconnected from the May 13, 2026 proceeding.

Determinations:

Landlord's Application and Tenant's 3 applications (T2, T2, T6)

1. By way of background, the Tenant's T2/T6/T2 applications LTB-T-075193-23, LTB-T-075332-23, LTB-T-076270-23, respectively, were filed on September 25, 2023, September 27, 2023 and September 29, 2023 (the "Tenant's Initial Applications").
2. The Landlord's L1 application LTB-L-003440-24 was filed on January 12, 2024 (the "Landlord's Application")
3. By member endorsement issued June 28, 2024, the Tenant's Initial Applications were scheduled to be heard together with the Landlord's application (collectively, the "Joined Matters")
4. The Joined Matters were scheduled to be heard on October 4, 2024, at which time the Tenant gave only partial direct testimony as the matters were adjourned due to insufficient time.

Tenant's 4th application

5. On February 28, 2025 – approximately one year after the Tenant vacated the rental unit - the Tenant filed a fourth application: # LTB-T-017289-25. By member endorsement dated May 22, 2025 and at the Landlord's request, this application was combined to be heard with the Joined Matters.
6. All matters were subsequently scheduled for a full-day hearing on May 13, 2026.
7. On May 5, 2025, the Tenant submitted a request to reschedule (RTR) the May 13, 2026 proceeding "for at least two months". In support, the Tenant referenced health concerns and noted, in part, as follows:

The issues involve not only residential tenancy matters, but also commercial losses, aggravated damages, reputational harm, collection-related harm, health-related impacts, and claims involving multiple parties outside the LTB's jurisdiction. The broader damages and parties will need to be addressed in Civil Court,

For this reason, proceeding with the LTB hearing on May 13, 2026 may result in duplication, inconsistent findings, and prejudice, because the same facts and events

will also need to be addressed in the broader Civil Court action being prepared for service by the end of June 2026,

8. No medical or other documentation was submitted in support of the RTR.
9. The Tenant's RTR was denied by member endorsement issued on May 11, 2026. While the Tenant's RTR was denied on the basis the Tenant had not obtained the Landlord's consent to reschedule as required by Rule 21.1 of the Board's Rules of Procedures, the endorsement provided that the Tenant – or their authorized representative/agent – may attend the hearing to request an adjournment, at which point, both parties would be given the opportunity to make submissions regarding the adjournment request.

May 13, 2026 hearing date

10. At the May 13, 2026 hearing date, the Tenant expressed frustration with the Board's prior decisions to combine applications. The Tenant also requested an adjournment, noting briefly there are "multiple, overlapping" civil proceedings and stated her family member was recently admitted to the hospital.
11. Upon advising the Tenant that I would not be revisiting the Board's prior decisions to combine the matters, I requested further submissions regarding the request to adjourn. The Tenant then became argumentative, alleging "massive charter violations" by the Board. The Tenant advised that she intended to name the Board in civil proceedings and as a result, stated she did "not feel comfortable with the LTB hearing this case". The Tenant subsequently disconnected from the proceeding. The Tenant did not return to the hearing room and the matters were called approximately 25-30 minutes later.
12. The Landlord's legal representative advised that the Tenant did not - at any point - contact his office to advise of any connectivity issues. Moreover, I was not advised by LTB staff that they were alerted to any connectivity issues experienced by the Tenant.
13. In the circumstances, I find the Tenant deliberately disconnected from the hearing room and did so without reasonable justification. Given that the Tennat refused to provide fulsome evidence and submissions in support of their adjournment request, I declined to grant it as I viewed the Tenant's conduct as an attempt to demand that the Board adjourn the proceeding.
14. The Landlord's representative subsequently requested that given the Tenant's choice to disconnect and thus not proceed with the hearing as scheduled, that the Tenant's applications be deemed abandoned. Based upon the submissions made and the Tenant's decision to not pursue the Tenant's applications at the scheduled hearing time, I find the Tenant abandoned their applications. The Landlord subsequently requested the Board's consent to withdraw their L1 application, which I granted.
15. I decline to give any weight to the evidence given by the Tenant at the October 4, 2024 hearing of this matter as doing so would result in significant prejudice to the Landlord, who was unable to test the evidence via cross-examination

16. The Landlord requested an award of costs of \$500.00. Section 204(2) and (4) of the Act provide that the Board may order a party pay the costs of another party, in accordance with the *Rules*. Generally, costs may be ordered where a party's conduct in the proceeding was unreasonable and for reasons outlined in the Board's Interpretation Guideline 3. As noted, the Tenant's applications were deemed abandoned and given the circumstances, I do not find that an award of costs is required in the circumstances.

It is ordered that:

1. The Tenant's applications LTB-T-075193-23, LTB-T-075332-23, LTB-T-076270-23 and LTB-T-017289-25 are abandoned
2. The Landlord's application LTB-L-003440-24 is withdrawn.

June 5, 2026
Date Issued

Peter Nicholson
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.