



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-091220-25

In the matter of: 54 Culligan Cres
Thorold ON L2V4P1

Between: Jaime Shea Tenants
Shawn Nieuwesteeg

And

Minh Le Landlord

Jaime Shea and Shawn Nieuwesteeg (the 'Tenants') applied for an order determining that Minh Le (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.

The Tenants also applied for an order determining that the Landlord failed to meet their maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The Tenants also applied for an order determining that the Landlord collected or retained money illegally.

An Adjudicative Case Conference (ACC) was held by videoconference on June 2, 2026.

Neither the Tenants nor the Landlord were present or represented at the ACC as of 12:03 PM although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenants did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

June 5, 2026
Date Issued

Melissa Anjema
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.