



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

File Number: LTB-T-068312-25

In the matter of: 16 VIRRO CRT
WOODBIDGE ON L4H5G5

Between: Tommasina Passero Tenant

And

North 2 South Realty Brokerage Inc Landlord

Tommasina Passero (the 'Tenant') applied for an order determining that North 2 South Realty Brokerage Inc (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An adjudicative case conference was heard by videoconference on May 4, 2026.

Only the Landlord's legal representative, Martin Zarnett, and the Landlord's agent, Tony Gentile, attended the hearing.

As of 9:45AM, 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 Tenant's application is dismissed.

June 8, 2026
Date Issued

Colin Elsby
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.