



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-037498-25-RV

In the matter of: 46, 34 Riverwood Pky
Etobicoke ON M9W3B9

Between: Sherene Smith Alicia Tenant

And

Orchard Apartments (South Kingsway) LP Landlord

Sherene Smith Alicia (the 'Tenant') applied for an order determining that Orchard Apartments (South Kingsway) LP (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; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was resolved by order LTB-T-037498-25 issued on February 5, 2026. The Tenant did not attend the hearing on January 14, 2026. The Board dismissed the application as abandoned.

On February 13, 2026, the Tenant requested a review of the order.

On February 18, 2026, interim order LTB-T-037498-25-RV-IN was issued, directing the matter to a hearing.

The review request was heard by video conference on March 25, 2026. Interim order LTB-T-037498-25-RV-IN2 issued on April 2, 2026, granted the review request and directed that the application be heard *de novo*.

The *de novo* hearing was held on June 9, 2026.

Only the Landlord's Legal Representative Shelby Whittick, the Landlord's Agent Anna Peluso, and the Landlord's Witness Paul Andrada attended the hearing.

As of 9:28 AM, 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 11, 2026
Date Issued

Kate Sinipostolova
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.