



**Order under Sections 30, 31 & 135
Residential Tenancies Act, 2006**

File Number: LTB-T-014278-25

In the matter of: 6, 872 CLARENCE ST
NORTH BAY ON P1B3W2

Between: Doreen Omega Kai Quaye Tenants
Seth Lenox Abbey

And

Albert Fruci Landlord

Doreen Omega Kai Quaye and Seth Lenox Abbey (the 'Tenants') applied for an order determining that Albert Fruci (the 'Landlord'):

- collected or retained money illegally;
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenants;
- did not give the Tenants a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and/or the charges the Tenants agreed to pay for them; and
- 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 June 3, 2026.

Neither the Tenants nor the Landlord were present or represented at the hearing as of 3:52 p.m. 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

June 18, 2026

Date Issued

Rachel Gibbons

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.