



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097196-25

In the matter of: 131 Foster
London ON N6H2L2

Between: Tareq Al-Shamali Tenants
Tobias Barkley

And

Luxury Student Rentals Landlord

Tareq Al-Shamali and Tobias Barkley (the 'Tenants') applied for an order determining that Luxury Student Rentals (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

An Adjudicative Case Conference ('ACC') was held by videoconference on June 10, 2026. Only the Landlord's Agent, Dena Fortin, attended the ACC.

As of 10:12 a.m., the Tenants were not present or represented at the ACC 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 17, 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.