



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-003187-24

In the matter of: 8 Lakeside Drive
Stoney Creek ON L8E5C1

Between: Amanda Whitelaw Tenant

And

Issac Gergs Landlord

Amanda Whitelaw (the 'Tenant') applied for an order determining that Issac Gergs (the 'Landlord'): harassed, obstructed, coerced, threatened or interfered with the Tenant; and did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was heard by videoconference on June 19, 2026.

Only the Landlord, the Landlord's witness Reham Bastawros, and the Landlord's representative Michelle Mont attended the hearing.

As of 9:30 a.m., 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. The application is amended to remove the respondent Reham Bastawros as a party to the application. In a previous hearing on November 6, 2025 I determined that they did not meet the definition of a landlord under section 2 of the *Residential Tenancies Act*, 2006 (the 'Act').
2. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.
3. After the matter was deemed abandoned, I released the Landlord, their witness and their representative from the hearing room. The Tenant then signed in late at approximately 9:38 a.m. I informed the Tenant that the matter was deemed abandoned. A hearing could not take place because the respondent had already logged off of the videoconference.

It is ordered that:

1. The Tenant's application is dismissed.

June 25, 2026

Date Issued

Madeline Ntoukas

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.