



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-099716-25

In the matter of: LOWER UNIT, 519 WOODLAWN RD
WELLAND ON L3C3K2

Between: William Maddison
Isabella Tremonte
Tenants

And

Simon Tan
Landlord

William Maddison and Isabella Tremonte (the 'Tenants') applied for an order determining that Simon Tan (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.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference ('ACC') was held by videoconference on June 23, 2026.

Only the Landlord attended the ACC.

As of 9:36 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 24, 2026
Date Issued

Mark Melchers
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.