



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-091040-25

**In the matter of:** 1, 88 St Catharine St  
St Thomas ON N5P2W5

**Between:** Kathryn Zehr Tenant

**And**

Jennifer Viramontes Landlord

Kathryn Zehr (the 'Tenant') applied for an order determining that Jennifer Viramontes (the 'Landlord'):

- entered the rental unit illegally (T2 Application); 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 (T6 Application).

This application was heard by videoconference on June 25, 2026.

The Tenant, the Tenant's Support Person Meghan Fitch, the Landlord, and the Landlord's Legal Representative Kundai Govereh attended the hearing.

The Tenant left the videoconference at 10:35 AM without notifying the Member. The Tenant's Support Person who joined the call on the same device with the Tenant indicated that the Tenant became upset during a private meeting and left, no longer wishing to proceed with the application.

### **Determinations:**

1. Since the Tenant was not present at the hearing at 10:53 AM to support their application, I find that this application has been abandoned.

### **It is ordered that:**

1. The Tenant's application is dismissed.

**June 26, 2026**  
**Date Issued**

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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.