



**Order under Section 57
Residential Tenancies Act, 2006**

Date: 2026-01-09
File Number: LTB-T-005729-25

In the matter of: 4, 2011 Davenport Road
Toronto ON M6N1C5

Between: Erik Engel Tenant

And

Mon Hoy Tam Landlord

Erik Engel (the 'Tenant') applied for an order determining that Mon Hoy Tam (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on December 18, 2025. Only the Landlord attended the hearing.

As of 9:48 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. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed as abandoned.

January 9, 2026
Date Issued

Jane Dean
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.