



Order under Sections 31 and 135 Residential Tenancies Act, 2006

File Number: LTB-T-059474-25

In the matter of: 159 WINDSWEPT PVT
GLOUCESTER ON K1V0Z4

Between: Ite Awogbemi Tenant

And

Jules Cherubin Landlord

Ite Awogbemi (the 'Tenant') applied for an order determining that Jules Cherubin (the 'Landlord') collected or retained money illegally.

Ite Awogbemi (the 'Tenant') also applied for an order determining that Jules Cherubin (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 and harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference was held by videoconference on December 23, 2025.

Only the Landlord attended the case conference.

Determinations:

1. The matters were scheduled for 9:00 a.m. I waited until 9:57 a.m. and I canvased the virtual hearing room, the virtual reception area, the virtual waiting room and all of the breakout rooms to confirm whether the Tenant attended the case conference. The Tenant's name did not appear in any of these areas.
2. Since the Tenant did not appear at the case conference to support their applications, I find that these applications have been abandoned.

It is ordered that:

1. The Tenant's applications are dismissed.

January 6, 2026
Date Issued

John Cashmore
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.