



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-048046-25

In the matter of: 2305, 22 JOHN ST
YORK ON M9N0B1

Between: Larado Brown Tenant

And

West 22 Landlord

INTERIM ORDER

Larado Brown (the 'Tenant') applied for an order determining that West 22 (the 'Landlord') :

- entered the rental unit illegally.
- 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 December 2, 2025.

Only the Tenant attended the hearing.

As of 9:32AM, the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. Board Order LTB-L-098844-24-RV2 issued on November 5, 2025 ordered the Tenant to pay Board costs in the amount of \$200.00 no later than November 16, 2025. A review of Board records and the Tenant's own admissions confirms that as of the hearing date, the Tenant had not yet paid Board costs, and that the Tenant received that order.
2. The Tenant was provided a final opportunity to pay the costs by December 25, 2025 in interim order LTB-T-048046-25 issued on December 10, 2025. Paragraph 3 of the interim order states the application could be discontinued if the Tenant fails to make the payment.
3. As of the date of this order, the Tenant has not made this payment or provided proof of this payment to the Board.

4. Consequently, the Tenant's application will be discontinued.

It is ordered that:

1. The Tenant's application is discontinued on a without prejudice basis and the Tenant may apply again once the debt is paid.

January 5, 2026

Date Issued

Sonia Anwar-Ali

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.