



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-046797-25

In the matter of: A44, 2545 Lakeshore Blvd West
Etobicoke ON M8V1E5

Between: Robert James Delai Tenant

And

Berkeley Property Management Landlord

Robert James Delai (the 'Tenant') applied for an order determining that Berkeley Property Management (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 January 5, 2026. The Tenant, the Landlord's Agent, Krista Taylor, Represented by David Ciobotaru, attended the hearing. As of 12:19 p.m., although having signed in at the beginning of the case conference, the Tenant was no longer present nor represented.

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.

January 8, 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.