



Order under Section 89 Residential Tenancies Act, 2006

File Number: LTB-L-090957-25

In the matter of: 1103, 485 EGLINTON AVE E
TORONTO ON M4P 1N2

Between: Erica Court Limited Landlord

and

Pierre Charleus Tenant

Erica Court Limited (the 'Landlord') applied for an order requiring Pierre Charleus (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 7, 2026. Only the Tenant attended the hearing.

As of 9:47 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 15, 2026
Date Issued

Adeela Alvez
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.