



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-034597-25

In the matter of: 1510, 320 DIXON RD
ETOBICOKE ON M9R1S8

Between: Mathey M. Ibreying Tenant

And

Sudantha Fernando Landlord

Mathey M. Ibreying (the 'Tenant') applied for an order determining that Sudantha Fernando (the 'Landlord') :

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

This application was heard by videoconference on January 14, 2026.

Only the Landlord and the Landlord's Legal Representative, Ravinder Malik, attended the hearing.

As of 9:32 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.

January 15, 2026
Date Issued

Panagiotis P. Roupas
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.