



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-029747-25

In the matter of: Basement, 59 Stanland Drive South
Toronto Ontario M1M2G5

Between: Joachim Hippolyte Tenant

And

Aimelia Nygen Landlord

Joachim Hippolyte (the 'Tenant') applied for an order determining that Aimelia Nygen (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.

An Adjudicative Case Conference was held by videoconference on January 6, 2026.

Only the Landlord's spouse, Andy Nguyen, and the Landlord's legal representative, Harshit Sharma, attended the hearing.

As of 9:44AM, 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 22, 2026
Date Issued

Colin Elsby
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.