Order under Section 31
Residential Tenancies Act, 2006

File Number: LTB-T-087829-24

In the matter of: 32, 6020 Derry Road
Milton ON L9T8L6

Between: Deborah Gordon — Tenant

And

Adel Khalil — Landlord

Deborah Gordon (the 'Tenant') applied for an order determining that Adel Khalil (the 'Landlord') :

- entered the rental unit illegally.
- 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 19, 2026.

Only the Landlord attended the hearing.

As of 9:16am, 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 23, 2026
Date Issued

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Dale Whitmore
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.