



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-094353-24

In the matter of: Main Floor, 256 Delta
Toronto ON M8W4E9

Between: Holly Gardiner Tenant

And

Carlos Gonzalez Landlord

Holly Gardiner (the 'Tenant') applied for an order determining that Carlos Gonzalez (the 'Landlord') entered the rental unit illegally.

This application came before me for a mandatory adjudicative case conference in videoconference 136 on January 20, 2026.

Only the Landlord attended the case conference.

As of 9:43 a.m., the Tenant was not present or represented at the case conference although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

January 27, 2026

Date Issued

Nersi Makki

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.