



## **Order under Section 87 Residential Tenancies Act, 2006**

**File Number:** LTB-L-059760-25

**In the matter of:** 9 PORTER DRIVE  
GUELPH ON N1L1M3

**Between:** Cristian Coman Landlord

**And**

Danil Diachkov Former Tenant

Cristian Coman (the 'Landlord') applied for an order requiring Danil Diachkov (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord attended the hearing.

### **Determinations:**

1. The Landlord was present when I called the matter at 11:02 a.m.
2. I asked the Landlord if he had served the Former Tenant with a copy of the application and the Notice of Hearing since the Board's records did not contain a Certificate of Service showing this had been done in accordance with section 191(1.0.1) of the Residential Tenancies Act, 2006 (the Act) and Rule 3.3 of the Board's Rules of Procedure.
3. The Landlord stated he had only just learned of the hearing when accessing the TOP portal in relation to a different matter.
4. The Board emailed the Landlord the Notice of Hearing on October 22, 2025. I confirmed the Landlord's email address with him and this is the email address the Notice of Hearing was sent to. The Board's records do not show the email was returned as undelivered. The Landlord stated he did not receive this email.
5. I explained to the Landlord I was satisfied the Notice of Hearing was served to him by email on October 22, 2025.
6. The Landlord stated he had served the Former Tenant with a copy of the application and I asked him to provide evidence of this such that I could determine whether there was a reasonable prospect of service on the Former Tenant. The Landlord requested an adjournment, stating he was driving. I told the Landlord I was not inclined to adjourn the

matter on the basis he did not receive notice of the hearing. However, I was prepared to consider adjourning the matter if the Landlord could satisfy me that service on the Former Tenant was likely.

7. I held the matter down and recalled it at 12:20 p.m. At this time, the Landlord was no longer present in the hearing room. I again held the matter down so that the Landlord could reconnect and provide me the information I had requested.
8. Satisfied the Landlord was reasonably able to participate in the proceedings and based on his failure to comply with my direction to upload evidence of service of the application on the Former Tenant, I determined the Landlord had abandoned the application given he had several hours to reattend the virtual hearing and did not.

**It is ordered that:**

1. The Landlord's application is abandoned.

**January 30, 2026**  
**Date Issued**

---

**John Cashmore**  
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.