



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-084805-25

In the matter of: 205, 1075 VICTORIA PARK AVE
SCARBOROUGH ON M4B2K2

Between: Sigma Canada Inc Landlord

And

Garfield Coore Tenant

Sigma Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Garfield Coore (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

Sigma Canada Inc (the 'Landlord') also applied for an order requiring Garfield Coore (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on January 28, 2026.

Only the Tenant attended the hearing.

As of 10:02 a.m., the Landlord 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 4, 2026
Date Issued

Anthony Bruno
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.