



FEB 12, 2026

**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-080997-25

In the matter of: 471 Rhodes Ave East
Toronto Ontario M4L3A6

Between: Simona Casula Tenant

And

Chantal Smith Landlord

Simona Casula (the 'Tenant') applied for an order determining that Chantal Smith (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 4, 2026.

Only the Landlord attended the hearing.

As of 9:30 a.m., 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.

February 12, 2026
Date Issued

Julie Broderick
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.