



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-072472-25

In the matter of: 609, 478 KING ST W
TORONTO ON M5V0A8

Between: Madhav Pradeep Tenant

and

Jason Michaels Landlord

Madhav Pradeep (the 'Tenant') applied for an order determining that Jason Michaels (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. **(T2 Application)**

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. **(T6 Application)**

An Adjudicative Case Conference ('ACC') was heard by videoconference on February 2, 2026.

Only the Landlord's Legal Representative, Bryan Rubin, attended the ACC.

As of 9:35am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 9, 2026
Date Issued

Candace Aboussafy
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.