



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-053808-25

In the matter of: 6 ELEANOR AVENUE
TORONTO ON M6E1Z9

Between: Athina Skiadopoulos Landlord

And

Deborah Thompson Tenant

Athina Skiadopoulos (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Thompson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 3, 2025.

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. As a result, the hearing proceeded, and the matter was deemed as abandoned.

At 10:41 a.m., the Landlord, signed into the hearing room. At the time she entered the hearing room, the hearing had concluded, however as the Tenant did not attend the hearing, I do not find there to be any prejudice to the Tenant in hearing the matter.

Determinations:

1. The application was previously before the Board on September 4, 2025, at which time the matter was adjourned because the Landlord was unable to confirm or verify the amount of rent arrears allegedly owing by the Tenant.
2. An Interim Order dated September 11, 2025, required the Landlord to submit documentation on or before September 19, 2025, to substantiate and confirm the alleged arrears.
3. The Landlord failed to comply with the Interim Order and did not submit any evidence or documentation to substantiate the arrears. In contrast, although not in attendance, the Tenant submitted evidence through the Tribunals Ontario Portal showing payments made to the Landlord.

4. When the hearing proceeded, the Landlord provided no reasonable explanation for her failure to submit the required documentation in accordance with the Interim Order.
5. I find that the Landlord's failure to comply with the Interim Order without a reasonable explanation constitutes a blatant disregard for a Board Order. This failure significantly impaired the Board's ability to determine the amount of arrears, if any, owing by the Tenant.
6. Given the Landlord's failure to attend the hearing in a timely manner, her failure to comply with the Interim Order, and the absence of credible evidence to substantiate the alleged arrears, I find that the application lacks sufficient evidentiary support, and as such the matter is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 12, 2026
Date Issued

Christina Philp
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.