



**Order under Section 87 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-060355-24

**In the matter of:** 3 GRUNDY CRES  
GRAND VALLEY ON L9W7S7

**Between:** Bernard Stephen  
Solomon Sherin  
Landlords

**And**

Douglas Densmore  
Tammy Filsinger  
Former Tenants

Bernard Stephen and Solomon Sherin (the 'Landlords') applied for an order requiring Douglas Densmore and Tammy Filsinger (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

The Landlord also applied for an order requiring the Former Tenants to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on February 9, 2026.

Only the Former Tenant, Tammy Filsinger attended the hearing.

As of 9:51 am, the Landlords were 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 Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlords' application is dismissed.

**February 11, 2026**  
**Date Issued**

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Joshua Labbe  
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.