



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-099564-24

**In the matter of:** 1002, 235 GRANDRAVINE DR  
NORTH YORK ON M3N1J2

**Between:** Thinh Van Ho Tenant

**And**

Genady Garbarnik Landlord

Thinh Van Ho (the 'Tenant') applied for an order determining that Genady Garbarnik (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 11, 2026.

Only the Landlord attended the hearing. As of 10:01 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 17, 2026**  
**Date Issued**

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Lisa Del Vecchio  
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.