



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

File Number: LTB-T-063400-25

In the matter of: 586 Main street east Appt. 4
North Bay ON P1B1B8

Between: William Joseph Stanley Wocinski Tenant

And

Don Dent Landlord

William Joseph Stanley Wocinski (the 'Tenant') applied for an order determining that Don Dent (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household; and, harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 12, 2026 at 10:12am.

Only the Landlord Don Dent attended the hearing.

Determinations:

1. Since the Tenant did not appear at the hearing to support their application, I find that this application has been abandoned.
2. The Landlord costs of \$200. Based upon the submissions made, I am not satisfied there was bad faith on the part of the Tenant and/or that there was an intent to unduly prolong the proceedings. The request for costs is accordingly denied.

It is ordered that:

1. The Tenant's application is dismissed.

February 20, 2026
Date Issued

Peter Nicholson
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.