



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-061307-22-RV2

In the matter of: 10, 2900 KEELE ST
NORTH YORK ON M3M2H1

Between: 2900 Properties Inc. Landlord

And

Tom Heath Tenants
Deon Porter

Review Order

2900 Properties Inc. and 2900 Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tom Heath and Deon Porter (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was resolved by order LTB-L-061307-22 issued on November 23, 2023.

On December 12, 2023, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 13, 2023, interim order LTB-L-061307-22-RV-IN was issued, staying the order issued on November 23, 2023.

Following a hearing, interim order LTB-L-061307-22-RV-IN2 was issued on February 29, 2024, granting the review request, and directing the Landlord's application be heard at a future date.

On July 25, 2024, order LTB-L-061307-22-RV was issued dismissing the Landlord's application as abandoned because they failed to attend the hearing.

Following the Landlords' subsequent request to review the order, order LTB-L-093468-24-RV2-IN was issued on September 24, 2024, granting the request. The application was adjourned for a hearing to be held at a future date.

This application was heard by videoconference on January 8, 2026. The Tenants, and the Tenants' Legal Representative, R. Mahavalirajan, attended the hearing.

As of 1:52 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing.

Determinations

1. Since the Landlord did not appear at the hearing to support the application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 26, 2026
Date Issued

Jitewa Edu
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.