



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-047619-25

In the matter of: 1510, 1080 Kingston Rd 1510
toronto ON M1N1N5

Between: nicole izzard Tenant

And

Greenwin property management Landlord

nicole izzard (the 'Tenant') applied for an order determining that Greenwin property management (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 24, 2026.

Only the Landlord's Legal representative, Sean D Beard, attended the hearing.

As of 9:30 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 27, 2026
Date Issued

Panagiotis P. Roupas
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.