



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

File Number: LTB-L-020904-25

In the matter of: 118 HOLLAND PARK AVE
YORK ON M6E1L6

Between: Jeffrey Sit Landlord

And

Rafael Rodrigues Gomes Former Tenant

Jeffrey Sit (the 'Landlord') applied for an order requiring Rafael Rodrigues Gomes (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Jeffrey Sit (the 'Landlord') applied for an order requiring Rafael Rodrigues Gomes (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

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

Neither the Landlord nor the Former Tenant was present or represented at the hearing as of 4:27 pm 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

March 3, 2026
Date Issued

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.