



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

File Number: LTB-L-088302-25

In the matter of: 406, 52 MABELLE AVE
ETOBICOKE ON M9A4X9

Between: FAR INVESTMENTS INC. Landlord

And

STEVEN LOWELL LOCKYER Former Tenant

FAR INVESTMENTS INC. (the 'Landlord') applied for an order requiring STEVEN LOWELL LOCKYER (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 26, 2026.

Only the Landlord's Agent, Oksana Tryshak attended the hearing.

As of 9:51 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence

Determinations:

1. I am not satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
2. The Landlord's Agent testified that they served the L10 application and Notice of Hearing to the Tenant's last known mailing address which is the rental unit address in this application. As the Tenant is not in possession and the document was not validly served, I considered whether to adjourn the matter to allow the Landlord to serve the Tenant with the L10 and Notice of Hearing. However, the Landlord's Agent testified that the Landlord is not aware of the Tenant's current mailing address and the Landlord's Agent was not confident the Landlord would be able to locate the Tenant for service. I was not satisfied that the Landlord would be able to serve the Former Tenant in accordance with the Board's Rules if an adjournment was granted. As a result, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 9, 2026
Date Issued

Christopher Lin
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.