



Order under the Residential Tenancies Act, 2006

File Number: LTB-T-096552-23

In the matter of: 1, 159 MOUNTAIN ST
SUDBURY ON P3B2R4

Between: Andrew Levandoski Tenant

And

Cedric Ferrier Landlord

Andrew Levandoski (the 'Tenant') applied for an order that Cedric Ferrier (the 'Landlord') pay compensation

The Landlord and the Tenant attended the hearing. Only the Landlord was in attendance when the hearing commenced. At 09:20, after the Landlord left the hearing, the tenant appeared. I heard from the Tenant.

Determinations:

1. On December 29, 2025, I made an interim order directing that the Tenant pay rent. **[DOC-7043364]** I indicated in that interim order that if the Tenant did not pay rent as directed, this application would be dismissed.
2. I was advised by the Landlord that the Tenant had not paid the rent as directed. The Tenant acknowledged that he had not paid rent as directed by me.
3. The Tenant initially asserted that he had tried to pay the rent, but the Landlord would not open the door when he attended at his house to personally deliver cheques. The Tenant then appeared to recant from that position and queried why he would pay rent to the Landlord given his assertions concerning the Landlord's conduct.
4. I do not accept that the Tenant attempted to pay rent. There was nothing in the documents the Tenant had the LTB upload to TOP that suggested that the tenant had tried to deliver rent cheques to the Landlord. Moreover, the Tenant could have dropped any cheques in the landlord's mailbox, left them at the Landlord's door or mailed them to the Landlord.
5. This application is dismissed.
6. The Tenant received social assistance to pay his rent. It would, in my view, constitute an abuse of the LTB's processes to allow the Tenant to pursue this application—which I note is

of questionable merit—in circumstances where he is not paying over to the Landlord money that he receives in the form of social assistance that is intended to be used by him to pay rent.

7. I wish to note that the Tenant appears to suffer from mental health issues. The Tenant appears to be paranoid and, at times, appears to be delusional—during the hearing on March 2, 2026, for example, the Tenant referred to himself as the son of Jesus.

It is ordered that:

1. The application is dismissed.

March 6, 2026
Date Issued

E. Patrick Shea
Vice Chair, 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.