



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

File Number: LTB-L-086263-23

In the matter of: PH-05, 1 MICHAEL POWER PL
ETOBICOKE ON M9A0A1

Between: Theodoros Ikonomou Landlord

And

Lauren Vitone Former Tenant
Michael Nielsen

Theodoros Ikonomou (the 'Landlord') applied for an order requiring Lauren Vitone and Michael Nielsen (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 23, 2026.

Only the Tenant's Legal Representative, Andrew Hardie Ballantyne, and the Former Tenant, Lauren Vitone, attended the hearing.

As of 10:35 a.m., the Landlord 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 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 10, 2026
Date Issued

Samantha Greaves
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.