



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-030220-25-RV

In the matter of: 1209, 460 JARVIS ST
TORONTO ON M4Y2X8

Between: Toronto Community Housing Corporation Landlord

And

Joel Natan Tenant

Review Order

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Joel Natan (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant and has wilfully or negligently caused damage to the premises. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

This application was resolved by order LTB-L-030220-25 issued on November 21, 2025. Only the Landlord's witnesses and representative attended the original hearing on August 12, 2025.

On February 11, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 12, 2026, interim order LTB-L-030220-25-RV-IN was issued, staying the order issued on November 21, 2025.

This review was heard by videoconference on March 12, 2026.

Only the Landlord's witness, Stephen Dustan, and the Landlord's legal representative, Laura MacPhee, attended the hearing. I was satisfied that the Tenant had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 1:15 p.m.

Determinations:

1. Since the Tenant did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-030220-25 issued on November 21, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on February 12, 2026 is cancelled. The stay of order LTB-L-030220-25 is lifted immediately.

March 20, 2026

Date Issued

Karen Gonçalves

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.