



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-097497-24

In the matter of: First Floor Only, 278 Oxford
Richmond Hill ON L4C7V8

Between: Adam Leaf Tenant

And

Devian Prokopets Landlord

Adam Leaf (the 'Tenant') applied for an order determining that Devian Prokopets (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 16, 2026.

Only the Landlord and the Landlord's Legal Representative attended the hearing.

As of 9:37 a.m., the Tenant 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 19, 2026
Date Issued

Joy Xiao
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.