



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-034129-23

In the matter of: 1, 56 Bristol Avenue
Toronto ON M6H3J9

Between: Carolina G'ala Tenant

And

Abel Ribeiro Landlord

Carolina G'ala (the 'Tenant') applied for an order determining that Abel Ribeiro (the 'Landlord') :

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on March 10, 2026.

Only the Landlord, the Landlord's legal representative, Carlos Oliveira, and a Portuguese interpreter for the Landlord, Bibi Russel, attended the hearing.

As of **1:30pm**, the Tenant 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.

Procedural History

2. This matter underwent an Adjudicative Case Conference (ACC) on August 28, 2024 and an interim order was issued on September 6, 2024 with disclosure deadlines due by September 20, 2024.

3. The Merits hearing that was scheduled on April 8, 2025 was adjourned at the Tenants request so that the Tenant could amend their pleadings to add additional monetary remedies and 180 minutes of hearing time was allotted to hear the merits of the application.
4. On April 12, 2025 the Tenant uploaded their amendment request without proof of service on the Landlord.
5. On November 26, 2025 the LTB emailed the Tenant an endorsement requesting unavailable dates by December 10, 2025 and to provide dates up to March 31, 2026. The Tenant replied to the endorsement by submitting their unavailable dates on December 7, 2025. Their email reply matches the LTB's records for service by email. The Tenant included their "available" dates and further indicated they had work commitments on all other dates but did not describe how their work prevented them from attending the hearing.
6. Accordingly, on January 2, 2026 at 1:33pm, the LTB emailed all parties the Notice of Adjourned Hearing providing the hearing date of March 10, 2026. The Tenant was included on this email with the email they provided to the LTB and communicated with the LTB as of December 7, 2025.
7. Despite the notice of adjourned hearing being emailed to the Tenant on January 2, 2026, the Tenant did not attend the adjourned hearing and did not send someone on their behalf to request an adjournment.
8. The Landlord did not request costs for their attendance at the hearing after the Tenant failed to appear in support of their application. They were satisfied that the dismissal was satisfactory under the circumstances. On this basis, I saw no reason to consider Board costs for the Tenant's failed appearance despite the hearing resources allotted to the matter.

It is ordered that:

1. The Tenant's application is dismissed.

March 20, 2026
Date Issued

Terri van Huisstede
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.