



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

File Number: LTB-T-109564-25

In the matter of: 88 BLOOR ST E
TORONTO ON M4W3G9

Between: Vanmates Consulting Corp. Tenant

And

Maple Leaf Property Management Landlord

Vanmates Consulting Corp. (the 'Tenant') applied for an order determining that Maple Leaf Property Management (the 'Landlord') :

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home (T2 Application); and
- 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 (T6 Application).

This application was heard by videoconference on March 18, 2026.

Only the Landlord's representative Luis Hernandez and the Landlord's property manager Angie Colomvakos attended the hearing.

As of 9:30AM, 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.

It is ordered that:

1. The Tenant's application is dismissed.

March 24, 2026
Date Issued

Elena Jacob
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.