



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-057515-22

In the matter of: 421, 10 GLEN EVEREST RD
SCARBOROUGH ON M1N1J4

Between: Richard Allen Spulnick Tenant

And

Toronto Community Housing Corporation Landlord

Richard Allen Spulnick (the 'Tenant') applied for an order determining that Toronto Community Housing Corporation (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 May 30, 2024, November 25, 2024, December 30, 2025, and January 22, 2026.

Determinations:

1. Pursuant to LTB-T-057515-22-IN3, on or before March 20, 2026, the Tenant was to serve onto the Landlord and upload to the Board either a Certificate of Appointment of Estate Trustee or a Small Estate Certificate.
2. This date was specifically chosen by the Tenant's agent, Mr. Craig Spulnick at the January 22, 2026.
3. The Tenant's agent has uploaded a document to the Board indicating that he has filed an application with the Superior Court of Justice (Estates Office) however it still requires administrative corrections. Neither a Certificate of Appointment of Estate Trustee nor a Small Estate Certificate has been uploaded to the Board as of March 20, 2026.
4. Given the history of the file (including the interim orders made in LTB-T-057515-22-IN2 and LTB-T-057515-22-IN3), and the Tenant's failure to comply with said interim orders, I find that the application must be dismissed.

It is ordered that:

1. The T6 Application is dismissed.

March 25, 2026
Date Issued

Brett Lockwood
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.