



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-034992-25

In the matter of: 417 GILBERT AVENUE
NORTH YORK ON M6E 4X2

Between: Josh Nwankwu Tenant

And

David Grajales Landlord

Josh Nwankwu (the 'Tenant') applied for an order determining that David Grajales (the 'Landlord'):

- 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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application came before me for a mandatory adjudicative case conference in videoconference 144 on March 23, 2026.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 3:50 p.m., although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

March 30, 2026
Date Issued

Nersi Makki
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.