



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-016340-24

In the matter of: UPPER, 73 DEARBOURNE AVE.
TORONTO ON M4K1M6

Between: Michael Bruce Wellstead Landlord

And

Michael Carlson Former Tenant

Michael Bruce Wellstead (the 'Landlord') applied for an order requiring Michael Carlson (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Former Tenant to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This first hearing of this application was heard by videoconference on December 23, 2025. The Landlord and the Former Tenant attended the hearing. The Former Tenant consulted with Tenant Duty Counsel prior to the hearing.

The continuance of the hearing was heard by videoconference on March 24, 2026.

Only the Former Tenant attended the hearing.

As of 9:33 a.m., the Landlord 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

March 27, 2026

Date Issued

Susan Priest

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.