



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-063283-25-RV

In the matter of: 309, 98 GARDEN ST
WHITBY ON L1N6M5

Between: Brukel Construction Limited Landlord

And

Christopher Mainville Tenant

Review Order

On July 31, 2025, Brukel Construction Limited (the 'Landlord') applied in a N5-based L2 application seeking an order determining that Christopher Mainville (the 'Tenant') or someone living or visiting him, substantially interfered with the Landlord's or another tenant's reasonable enjoyment of the residential complex and/or their lawful rights, privileges, or interests.

The L2 application was heard by videoconference on November 18, 2025 with only the Landlord's side attending.

The L2 application was resolved by order LTB-L-063283-25 issued on January 6, 2026 (the 'L2 Order'), which terminated the tenancy effective January 17, 2026.

On January 12, 2025 the Tenant requested a stay and review of the L2 Order, claiming he was not reasonably able to participate in the proceedings. Review interim order LTB-L-063283-RV-IN was issued on January 13, 2026, staying the L2 Order and directing the request to a review hearing.

The review hearing was conducted by videoconference on February 2, 2026 and the review was granted and the application was directed to a hearing de novo under order LTB-L-063483-25-RV issued on March 10, 2026.

This application was heard de novo by videoconference on March 31, 2026.

As of 4:45pm, neither the Landlord nor the Tenant were present or represented at the hearing. I was satisfied that both the Landlord and the Tenant had received the Notice of Hearing and there was no record of a request to adjourn before me.

Determinations:

1. Since the Landlord did not appear at the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The order LTB-L-063283-25 issued on January 6, 2026 is replaced with the following order:
2. The Landlord's L2 application is dismissed.

April 7, 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.