



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-080571-24

In the matter of: 538 Harvie Avenue, Toronto, Ontario, M6E 4M1

Between: Angelo Nocera Landlord

And

Nancy Andres Tenants
Georgina Brian
Mercilene Costa

Angelo Nocera (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management Hearing took place by videoconference on January 21, 2026.

Neither the Landlord nor the Tenant attended the Case Management Hearing

Determinations:

1. As of 11:30 a.m., neither the Landlord, nor a representative for the Landlord attended.
2. 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 Landlord's application is dismissed.
2. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

March 25, 2026
Date Issued

Dillanique Knight
Hearings Officer, 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.