



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-066885-25

**In the matter of:** 186 CHERRY POST DR  
Mississauga ON L5A1H9

**Between:** Jitender Mago Tenant

**And**

Peter Turk Landlord

Jitender Mago (the 'Tenant') applied for an order determining that Peter Turk (the 'Landlord'):

- entered the rental unit illegally.
- 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 was heard by videoconference on April 1, 2026.

Only the Landlord's Legal Representative Eric Spalvieri attended the hearing.

As of 9:47 AM, the Tenant 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.
2. The Landlord's Representative requested costs against the Tenant, submitting that his actions in submitting an application and abandoning it were unreasonable. The Landlord had to hire his Representative, who spent time preparing for the hearing. The Representative submitted that the Tenant has done this before, as his T6 application, LTB-T-051164-25, was also dismissed at an adjudicative case conference ('ACC') due to his non-attendance.
3. It is unclear why the Tenant did not attend the ACC for the current file. I also note that the Tenant filed two requests to combine the application with other files, which were denied. This indicates that he did intend to participate in the proceedings. The application itself appears to have merit on its face, containing a variety of claims. Therefore, I am not satisfied that the circumstances warrant an award of costs.

**It is ordered that:**

1. The Tenant's application is dismissed.

**April 8, 2026**

**Date Issued**

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Kate Sinipostolova

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.