



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

**File Number:** LTB-T-021399-25

**In the matter of:** APT 409, 1030 CASTLEFIELD AVE  
YORK ON M6B1E6

**Between:** Philys Ogbemudia Tenant

**And**

Miramar Property Landlord

Philys Ogbemudia (the 'Tenant') applied for an order determining that Miramar property (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.

This application was heard by videoconference on April 2, 2026.

Only the Landlord's legal representative Jason Paine, and the Landlord's agent Victor Chan attended the hearing.

As of 9:30 a.m., 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.

**It is ordered that:**

1. The Tenant's application is dismissed.

**April 17, 2026**  
**Date Issued**

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Kyle McGraw  
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.