



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-068982-25

In the matter of: 623 Vickers
Thunder Bay ON P7C4B6

Between: Julian Walker Tenant

And

Guardian Rental Management Landlord

Julian Walker (the 'Tenant') applied for an order determining that Guardian Rental Management (the 'Landlord') collected or retained money illegally.

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

Neither the Tenant nor the Landlord were present or represented at the hearing as of 10:13 am although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

The Tenant's application is dismissed.

April 14, 2026
Date Issued

Jeanie Theoharis
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.

