



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-041448-25

In the matter of: 1502, 45 OAKMOUNT RD
TORONTO ON M6P2M4

Between: Olga Khorunji Tenant

And

Beaux Properties Landlord
High Park Property

Olga Khorunji (the 'Tenant') applied for an order determining that Beaux Properties and High Park 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 13, 2026.

Only the Landlord's agent, Athena Metaxas, and the Landlord's legal representative, David Ciobotaru, attended the hearing.

As of 9:38 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 16, 2026
Date Issued

Dawn Carr
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.