



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

File Number: LTB-T-093575-25

In the matter of: 1508, 340 Royal York Road
Toronto On M8Y2P9

Between: Anthony Jules Tenant

And

Catherine Cosby Landlord

Anthony Jules (the 'Tenant') applied for an order determining that Catherine Cosby (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 21, 2026.

Only the Tenant attended the hearing.

As of 10:25 a.m., the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

I make no finding in regard to if the Landlord named above is the legal Landlord, but rather they are being referred to as the Landlord for the purposes of this order.

Preliminary Issue:

1. At the hearing, I raised a preliminary issue with the Tenant in regard to the notice of hearing ("NOH") being returned and not delivered to the Landlord.
2. I also raised issue with the Tenant's application as they failed to complete information regarding the Landlord's address or contact information.
3. The Tenant testified that the address and the name of the Landlord in the application are both incorrect and agreed no amendments to the application were made.
4. The Tenant testified that they still live in the rental unit and are aware of the Landlord's address for service.

5. I also raised a preliminary issue with the Tenant in regard to their application lacking any particulars. The Tenant had not selected any reason for bringing the application before the Board, therefore, not putting the Landlord on notice for the case to be met.
6. For the reasons above, the Tenant's application is being dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

April 22, 2026
Date Issued

Vishal Nanda
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.