



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

File Number: LTB-T-005211-26

In the matter of: 406, 112 BASE LINE RD W
LONDON ON N6J1V4

Between: Matthew Febbraro Tenant
Ryan Ganovicheff

And

Boardwalk Landlord

Matthew Febbraro and Ryan Ganovicheff (the 'Tenant') applied for an order determining that Boardwalk (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 9, 2026.

Only the Landlord's agent, Tzuying Peng attended the hearing.

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.

May 4, 2026
Date Issued

Nathan Korenberg
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.