



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-057229-23

In the matter of: basement, 310 BATHURST ST
TORONTO ON M5T2S3

Between: Arik Sternberg Tenant

And

Michael Chen Landlord

Arik Sternberg (the 'Tenant') applied for an order determining that Michael Chen (the 'Landlord') :

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on October 23, 2025, and April 30, 2026.

The Tenant, the Tenant's legal representative Caryma Sa'd, and the Landlord attended the hearing on October 23, 2025. There was insufficient time to complete the hearing on that date. The hearing was adjourned to be reconvened on a future date.

Only the Landlord attended the hearing on April 30, 2026. As of 9:49 AM, 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 to support their application on the reconvene date of April 30, 2026, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 1, 2026
Date Issued

Melissa Anjema
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.