



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

File Number: LTB-T-100964-25

In the matter of: 11 WEDGEWOOD DR
NORTH YORK ON M2M2H2

Between: Kostiantyn Bezsmertnyi Tenant

And

Dover Coast Investment Group Ltd. Landlord

Kostiantyn Bezsmertnyi (the 'Tenant') applied for an order determining that Dover Coast Investment Group Ltd. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 30, 2026.

Only the Landlord's Representative, Kamila Sharapova attended the hearing.

As of 9:15 a.m., 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 5, 2026
Date Issued

Ilan Shingait
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.