



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-078741-25

In the matter of: 160, 325 Bogert Ave
North York ON M2N1L8

Between: Mykhailo Sobakar Tenant

And

Heath Residences Landlord

Mykhailo Sobakar (the 'Tenant') applied for an order determining that Heath Residences (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 30, 2026.

Only the Landlord's representative Charlie Babrowsky attended the hearing.

As of 9:26 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 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

Sonia Anwar-Ali
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.