



**Order under Sections 30 / 31 / 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-083369-23
LTB-T-018196-24
LTB-T-018220-24
LTB-T-018221-24

In the matter of: 1B, 353 KING WILLIAM ST
Toronto ON L8L1P4

Between: Dale Maingot Landlord

And

Conway Crick Tenant

LTB-L-083369-23

Dale Maingot (the 'Landlord') applied for an order to terminate the tenancy and evict Conway Crick (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards.
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially

interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

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The Tenant applied for an order determining that 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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

These applications were combined to be heard together by videoconference on April 30, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 4:00 p.m. 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.
2. Since the Tenant did not attend the hearing to support their applications, I find that these applications have been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.
2. The Tenant's applications are dismissed.

May 8, 2026
Date Issued

Lisa Del Vecchio
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.