



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074263-23

In the matter of: 906, 20 Shore Breeze Dr
Toronto ON M8V0C7

Between: Hermenegildo F Tangkengko Tenant

And

Richard Hackermuller Landlord

Hermenegildo F Tangkengko (the 'Tenant') applied for an order determining that Richard Hackermuller (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.

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

Only the Tenant's representative Shaun D. Harvey and the Landlord attended the hearing.

As of 2:15p.m., the Tenant was not present at the hearing although properly served with notice of this hearing by the LTB.

Determinations:

1. The Tenant's representative indicated that he lost contact with the Tenant and therefore had no instructions about how to proceed with the hearing. The Tenant's representative indicated that he reached out to the Tenant on April 16, 2026, and on April 23, 2026, he sent the Tenant a reminder about the hearing. The Tenant's representative also indicated that he called and texted the Tenant on the day of the hearing. During none of those attempts did the Tenant pick up the phone or respond to the Tenant's representative's communications with the Tenant.
2. The Tenant's representative suggested that the application be adjourned. I declined that request. While the Tenant's representative indicated that the Tenant was previously in the hospital no information was provided about why the Tenant did not attend this specific hearing. I have insufficient information to support that an adjournment will actually result in

the Tenant's attendance at the hearing on the next occasion. An adjournment will also prejudice the Landlord who took time off work to attend the hearing.

3. 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

Amanda Kovats
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.