



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-028937-26

**In the matter of:** 47 Finch Ave West  
North York ON M2N2H1

**Between:** Artem Korostash Tenant

**And**

25025464 Ontario Ltd. Landlord

Artem Korostash (the 'Tenant') applied for an order determining that 25025464 Ontario Ltd. (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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 May 1, 2026.

Only the Landlord and their legal representative, Michael Katzman, attended the hearing.

As of 9:24 am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB.

**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.
2. Interim order LTB-T-028937-26-IN issued by the LTB on April 8, 2026 is cancelled.

**May 4, 2026**  
**Date Issued**

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Vladimir Nikitin  
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.