



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-012435-26

In the matter of: Basement, 11 SHADEMASTER CRT
SCARBOROUGH ON M1B1Y5

Between: Zebulon Mohlalefi Makotoko Landlord

And

Timothy Minott Tenant
Denise Chambers

The capitalized word “Landlord” and/or “Tenant” refer to all parties identified as each at the top of the order.

Zebulon Mohlalefi Makotoko (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy Minott and Denise Chambers (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Zebulon Mohlalefi Makotoko (the 'Landlord') also applied for an order requiring Timothy Minott and Denise Chambers (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.

This application was heard by videoconference on May 5, 2026.

Only the Tenant attended the hearing.

As of 9:16 a.m., the Landlord 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. I

Determinations:

1. It should be noted the Landlord was not present when the hearing block was concluded.
2. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

May 6, 2026
Date Issued

Diane Wade
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.