



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

File Number: LTB-T-092611-24

In the matter of: 1034, 250 WELLINGTON ST W
TORONTO ON M5V3P6

Between: Pikibo Daniel-Kalio Tenant

And

Shana Pereira Landlord

Pikibo Daniel-Kalio (the 'Tenant') applied for an order determining that Shana Pereira (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; and harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 application)

This T2 application was heard by videoconference on April 21, 2026. Only the Landlord's Legal Representative, Carson Frankum, attended the hearing.

As of 9:30 am, the Tenant 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 confirm that no one for the Tenant appeared in the videoconference room for the balance of the full-day hearing block.

Determinations:

1. Since the Tenant did not attend the hearing to support their T2 application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 11, 2026

Date Issued

Alex Brkic

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.