



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-102038-24

In the matter of: B4, 17 Dellbank Road
NORTH YORK ON M3H4M9

Between: LAWRENCE Bulpit Tenant

And

Roman Leon Turlo Landlord

LAWRENCE Bulpit (the 'Tenant') applied for an order determining that Roman Leon Turlo (the 'Landlord') :

- entered the rental unit illegally.
- 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.

LAWRENCE Bulpit (the 'Tenant') also applied for an order determining that Roman Leon Turlo (the 'Landlord') 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.

This application was heard by videoconference on April 7, 2026.

Only the Landlord attended the hearing.

As of 10:00am, he Tenant 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.

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.

May 14, 2026
Date Issued

Greg Brocanier
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.