



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

File Number: LTB-T-083021-25

In the matter of: BASEMENT, 165 MCROBERTS
ONTARIO ON M6E4P3

Between: Matthew Gillis Tenant

And

Kevin Schjerning Landlord

Matthew Gillis (the 'Tenant') applied for an order determining that Kevin Schjerning (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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and / or the charges the Tenant agreed to pay for them.

This application was heard by videoconference on May 12, 2026.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 9:38 a.m. 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 19, 2026
Date Issued

Kyle McGraw
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.