



**Order under Section 88.2 / 89 / 88.1
Residential Tenancies Act, 2006**

Citation: WOO v BAN, 2026 ONLTB 41017

Date: 2026-05-28

File Number: LTB-L-094377-24

In the matter of: #2702, 1 BLOOR ST E
TORONTO ON M4W0A8

Between: SUNG CHUL WOO

Landlord

And

SEUNGJUN BAN
HYEONSEO KIM

Former Tenant

SUNG CHUL WOO (the 'Landlord') applied for an order requiring SEUNGJUN BAN and HYEONSEO KIM (the 'Former Tenant') to pay compensation for substantial interference with reasonable enjoyment, utilities, and damage to the premises.

This application was heard by videoconference on May 19, 2026.

Only the Landlord attended the hearing.

Reasons:

1. This matter was previously before me on October 1, 2025. Following that hearing, I decided most of the Landlord's claims in an interim order. The remaining claim concerned an allegation that the Tenants had damaged a washing machine by overfilling it. I adjourned that claim to give the Landlord the opportunity to call a repair technician to testify.
2. The Landlord did not arrange for the technician to attend the May 19, 2026 hearing. After the hearing began, he asked for the opportunity to contact the technician and have him attend. I allowed him to do so and told him that the technician would need to connect to the videoconference hearing.
3. The Landlord did not follow my direction. Instead, he apparently phoned the technician and asked the technician to wait on the phone. I assume that he intended to hold his phone up to his computer speaker and microphone to indirectly connect the technician to the hearing.

4. However, the Landlord did not arrange for the technician to remain for the hearing block. By the time the this case was called, the technician had already hung up and was no longer available.
5. In the circumstances, I declined to adjourn the matter a second time. Since the Landlord did not provide any admissible evidence in support of his claim that the Tenants damaged the washing machine, that claim is dismissed.

It is ordered that:

1. Interim order LTB-L-094377-24-IN, issued on October 9, 2025, remains in effect and resolves most of the claims raised in the application.
2. The remainder of the application is dismissed.

May 28, 2026

Date Issued

Dale Whitmore

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.