



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

File Number: LTB-T-092534-24

In the matter of: 415, 201 CARLAW AVE
TORONTO ON M4M2S3

Between: Rupert Heck Tenant

And

Andrea Oppedisano Landlord

Rupert Heck (the 'Tenant') applied for an order determining that Andrea Oppedisano (the 'Landlord') :

- 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.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 1:59pm 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 26, 2026
Date Issued

Reid Jackson
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.