



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-087049-25

In the matter of: 904, 111 RIDELLE AVENUE
TORONTO ON M6B1J7

Between: ATIKE FURAT Tenant

And

DMS PROPERTY Landlord

ATIKE FURAT (the 'Tenant') applied for an order determining that DMS PROPERTY (the 'Landlord'):

- 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on May 26, 2026. Only Atike Furat ('AF') attended the ACC.

As of 10:04 a.m., the Landlord was not present or represented at the ACC although properly served with notice of the ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. AF was a guarantor under the initial lease for the tenant who lives in the rental unit and is not named in the application. AF submitted that she is not a tenant of the rental unit. Specifically, she does not live in the rental unit and does not pay the Landlord rent in return for the right to occupy the rental unit.
2. As explained at the hearing, the application filed is a tenant application that must be brought by a tenant. The *Residential Tenancies Act, 2006* (the 'Act') does not provide the ability for a guarantor to file an application against a landlord.
3. AF requested to withdraw the application and I consented to the request.

It is ordered that:

4. The application having been withdrawn, the LTB's file is closed.

May 29, 2026
Date Issued

Rachel Gibbons
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.