



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

File Number: LTB-T-056344-25

In the matter of: 520, 43 THORNCLIFFE PARK DR
EAST YORK ON M4H1J4

Between: Shawn Lewal Tenant

And

Morguard Apartments Landlord

Shawn Lewal (the 'Tenant') applied for an order determining that Morguard Apartments (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.
- Is in breach of their maintenance obligations.

A hearing was held by videoconference on May 26, 2026.

Only the Landlord's agent Milagros Lapak and the Landlord's legal representative Irram Basir attended the hearing.

As of 9:33 am, the 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. The Tenant did not join during the scheduled block and the LTB technical team did not advise of any related issues.

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.

June 2, 2026
Date Issued

Dana Wren
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.