



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097948-25

In the matter of: 7, 230 NEPEAN ST
OTTAWA ON K2P0B8

Between: German Kalugin Tenant

And

Tony Mikhael Landlord

And

Raymond Unknown Superintendent

German Kalugin (the 'Tenant') applied for an order determining that Tony Mikhael (the 'Landlord') and Raymond Unknown (the 'Superintendent'):

- 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.

This application was heard by videoconference at an Adjudicative Case Conference (ACC) on June 4, 2026.

Only the Landlord, and a Russian interpreter, Ainagul Wylie, provided by the Board, attended the hearing.

As of **9:39am**, the Tenant 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.

Determinations:

1. The Landlord submits that the Tenant has a history of filing applications and not attending the hearing and then being granted a request for review where the Tenant has been ultimately unsuccessful on their applications. The Landlord was not aware why the Tenant did not attend the hearing.

2. The Landlord further submits that the person named as the Landlord's superintendent in unit #16 is not an employee of the Landlord or an agent of them. They submit this is misleading and that the Tenant's application is with respect to another tenant in the residential complex. I make no findings in this respect as the Tenant did not attend the hearing to make submissions in this regard.
3. The Board's file indicates that on January 9, 2026 the Tenant provided their consent to receive documents from the LTB by email in the Tribunals Ontario Portal (TOP). They provided an email address for service in this regard on this date.
4. On February 10, 2026 the LTB responded to the Tenant's request for a Russian interpreter to be provided by the LTB for the Tenant on the hearing date which was granted. The response was to the email address provided.
5. On March 2, 2026 the LTB emailed a copy of the Notice of Hearing and documents relating to the hearing with the email address provided by the Tenant. None of these emails were returned to the LTB as undeliverable.
6. On May 27, 2026 the Tenant emailed the LTB with a request to change their contact email to a new email.
7. Based on the timing of the request to change their email contact information and the timing of the hearing materials sent to the Tenant (4 months later), I am satisfied that the Tenant received the hearing notice.
8. 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 11, 2026
Date Issued

Terri van Huisstede
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.