



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-028594-25

In the matter of: 121 FERNBROOK DR
Etobicoke ON L9Z1G6

Between: Basit uddin Landlord

And

Tara McKague Former Tenant
Kevin McKague

Basit uddin (the 'Landlord') applied for an order requiring Tara McKague and Kevin McKague (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Basit uddin (the 'Landlord') applied for an order requiring Tara McKague and Kevin McKague (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Basit uddin (the 'Landlord') applied for an order requiring Tara McKague and Kevin McKague (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 8, 2026.

Neither the Landlord nor the Former Tenant were present or represented at the hearing as of 4:51pm, 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

June 16, 2026

Date Issued

Greg Brocanier

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.