



**Order under Sections 30/ 31/135  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-013858-25

**In the matter of:** 150 ROSSLAND RD E  
OSHAWA ON L1G2W4

**Between:** Dustin Lefurgey Tenant

**And**

Basil Elersawi Landlord

Dustin Lefurgey (the 'Tenant') applied for an order determining that Basil Elersawi (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. (T2 application)
- collected or retained money illegally (T1 application)
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 application)

This application was heard by videoconference on June 9, 2026.

Only the Landlord attended the hearing.

As of 9:32 a.m., 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.

**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 11, 2026**  
**Date Issued**

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Christina Philp  
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.