



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-050063-24

In the matter of: 649, 151 DAN LECKIE WAY
TORONTO ON M5V4B2

Between: Bassem Habib Landlord

And

Dean Lim Former Tenant

Bassem Habib (the 'Landlord') applied for an order requiring Dean Lim (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 due to damage caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on June 11, 2026.

Neither the Landlord nor the Former Tenant were present or represented at the hearing as of 10:50 am, 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

Kimberly Parish
Vice Chair, 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.