



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-039867-26

In the matter of: 309, 2720 Windwood Drive
Mississauga On L5N2S8

Between: Ramona Glaze Tenant

And

Gordon Thorne Landlord
Larlyn Property Management

And

Elaine Deon Superintendent

Ramona Glaze (the 'Tenant') applied for an order determining that Gordon Thorne and Larlyn Property Management (the 'Landlord') and Elaine Deon (the 'Superintendent') entered into a tenancy agreement with the Tenant, but did not allow the Tenant to move into the rental unit and did not return the last month rent deposit.

This application was heard by videoconference on June 15, 2026.

Only the Tenant attended the hearing.

As of 9:34 a.m., nor the Landlord or their agent were 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Tenant testified that on November 25, 2025, she paid the Landlord a last month rent deposit in the amount of \$2,475.00 and that she was supposed to move into the rental unit on December 20, 2025, but did not obtain possession of the rental unit until December 27, 2025. Therefore, the Landlord did allow the Tenant to move into the rental unit address.

3. Since the Tenant is in possession of the rental unit, her application is moot and shall be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

June 18, 2026
Date Issued

Vishal Nanda
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.