



Order under Section 130 Residential Tenancies Act, 2006

File Number: LTB-T-085785-25

In the matter of: 1002, 23 Glebe Road West
Toronto ON M5P0A1

Between: Maxwell McIroy Tenant

And

Hsiu-Chu Lai Landlord

Maxwell McIroy (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on June 17, 2026. Only the Landlord's legal representative, Mark Ciobotaru, attended the hearing.

As of **9:30am**, 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. The Landlord submits that the application was out of time for filing pursuant to subsection 130(5) of the *Residential Tenancies Act, 2006* because the issue with respect to a locker began in 2023 as pled. The Tenant was not present to make submissions in this regard.
2. However, 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 24, 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.