



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-051640-25

In the matter of: 5, 114 DAVEY DR
ORILLIA ON L3V4G8

Between: Maddy Newport Tenant

And

Mike Preston Landlord

Maddy Newport (the 'Tenant') applied for an order determining that Mike Preston (the 'Landlord') 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.

An Adjudicative Case Conference was heard by videoconference on December 22, 2025.

Only the Landlord attended the hearing.

As of 9:17 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.

January 9, 2026
Date Issued

Ilan Shingait
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.