



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

File Number: LTB-T-054657-25

In the matter of: 4, 571A Birchmount Road
Scarborough ON M1K1P8

Between: Palak Sheth Tenant

And

Rokshana Begum Landlord

Palak Sheth (the 'Tenant') applied for an order determining that Rokshana Begum (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 (ACC) was held by videoconference on December 23, 2025.

Neither the Tenant nor the Landlord was present or represented at the ACC as of 2:52 PM although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 8, 2026
Date Issued

Melissa Anjema
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.