



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

File Number: LTB-T-080253-24

In the matter of: 204, 139 EIGHTH ST
ETOBICOKE ON M8V3C8

Between: Sadik Adan Tenant

And

Capreit Limited Partnership Landlord

Sadik Adan (the 'Tenant') applied for an order determining that Capreit Limited Partnership (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.

This application was heard by videoconference on November 24, 2025.

Only the Landlord's Legal Representative, Geoff Paine, and the Landlord's Agent, Danijela Maric, attended the hearing. As of 9:36 am, 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 6, 2026

Date Issued

Alex Brkic

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.