



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

File Number: LTB-T-050631-25

In the matter of: 142 Dalkeith Street
Pakenham ON K0A2X0

Between: Sultan Kaddoura Tenant

And

Alain Nimenya Landlord

Sultan Kaddoura (the 'Tenant') applied for an order determining that Alain Nimenya (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 December 23, 2025.

Only the Landlord's legal representative Grace George attended the hearing.

As of 9:31 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 12, 2026
Date Issued

Jeremy Henderson
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.