



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

File Number: LTB-T-033942-25

In the matter of: 1, 1985 College Avenue
Windsor ON N9B1M5

Between: Gerald Banks Tenant

And

Av Holdings Landlord
Arjun Verma

Gerald Banks (the 'Tenant') applied for an order determining that Av Holdings and Arjun Verma (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 January 5, 2026.

Neither the Tenant nor the Tenant present or represented at the hearing as of 12:15 PM 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

Bryan Delorenzi
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.