



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-068461-24

In the matter of: 223 Maria Street Maria Street
Toronto ON M6P1W6

Between: Temmy Correia Gregorio Tenant

Jan. 12, 2026

And

Johanna O'Neill Landlord

Temmy Correia Gregorio (the 'Tenant') applied for an order determining that Johanna O'Neill (the 'Landlord'): **the grounds for filing this application are unstated** (T2 Application).

The Tenant also applied for an order determining that 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 (T6 Application).

This application was heard by videoconference on January 6, 2026. Only the Landlord's Legal Representative, L. Walker attended the hearing. As of 9:38 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.

Interim order LTB-T-068461-24-IN issued on June 9, 2025, permitted the Tenant to amend the application on or before June 30, 2025. The Tenant did not file a request to amend the application.

Determination:

1. Since the Tenant did not appear at the hearing to support the 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

Jitewa Edu
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.