



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-074452-24

In the matter of: 305, 1619 Windsor Avenue
Windsor ON N8X3M5

Between: Maraim Zuhair Tenant

And

Diamond Property Management Landlord

Maraim Zuhair (the 'Tenant') applied for an order determining that Diamond Property Management (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 6, 2026. As of 9:36 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.

Preliminary Issue:

D. Oldfield of Diamond PM Inc. attended the hearing to inform the LTB that he is not in any way connected to the named Landlord in this application and did not understand why the matter appeared in his profile in the Tribunals Ontario Portal.

At an Adjudicative Case Conference on June 9, 2025, the Tenant informed the Adjudicator that the address of the Landlord was incorrect and would be amended. The Tenant did not subsequently file a request to amend the order.

I am satisfied that the Tenant's error may have led to the involvement of Diamond PM Inc. in this matter and that error will be rectified by the LTB.

Determinations:

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.