



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-103748-24

In the matter of: 10 MEADOWGLEN PL
SCARBOROUGH ON M1G0A8

Between: Megan Demi Valley Tenant

And

Mohammad Chowdhury Landlord

Megan Demi Valley (the 'Tenant') applied for an order determining that Mohammad Chowdhury (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.

An Adjudicative Case Conference (ACC) was held by videoconference on January 7, 2026. Only the Landlord and the Landlord's legal representative, Syed Hussain, attended the ACC.

As of 9:48 AM, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 15, 2026
Date Issued

Melissa Anjema
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.