



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-046482-25

In the matter of: 1, 4105 ACHESON AVE
NIAGARA FALLS ON L2E3L8

Between: Jason Dorey Tenant

And

Jan 12, 2026

Frank Massina Landlord

Jason Dorey (the 'Tenant') applied for an order determining that Frank Massina (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 8, 2026.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 9:57 a.m., 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

Diane Wade
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.

