



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

File Number: LTB-T-079233-24

In the matter of: 7 Queen St E
Forest ON N0N1J0

Between: Shelby Baxter Tenant

And

Karman Birk-Singh Landlord

Shelby Baxter (the 'Tenant') applied for an order determining that Karman Birk-Singh (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 12, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 4:42 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 20, 2026
Date Issued

Christopher Lin
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.