



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

File Number: LTB-T-024625-25

In the matter of: 8 Blake Crt
Ajax, ON L1T3P3

Between: Grant Gresko Tenant

And

Shafiul Islam Landlord

Grant Gresko (the 'Tenant') applied for an order determining that Shafiul Islam (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.

Further, the Tenant applied for an order determining that the Landlord collected money illegally.

This application was heard by videoconference on January 13, 2026.

Only the Landlord attended the hearing.

As of 9:30 am, the Tenant 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.

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 21, 2026
Date Issued

Jagger Benham
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.