



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

File Number: LTB-T-058448-25

In the matter of: 219 Brunswick Ave
Toronto ON M5S2M4

Between: Judith Tredgett Tenant

And

Ritu Bhasin Landlord

Judith Tredgett (the 'Tenant') applied for an order determining that Ritu Bhasin (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 15, 2026. As of 10:21 a.m., the Landlord was not present or represented at the ACC although properly served with notice of this ACC by the LTB.

Neither the Landlord nor the Tenant was present or represented at the ACC as of 4:00 p.m., 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 22, 2026
Date Issued

Colette Myers
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 1-888-332-3234.