



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-T-063788-25

In the matter of: 5320 Netherby Road
Welland Ontario L3B5N7

Between: Dax Rossi Tenant

And

Jason Chen Landlord
Esso Gas Station

Dax Rossi (the 'Tenant') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

The Tenant also applied for an order determining that 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 was held by videoconference on January 13, 2026.

Neither party was present nor represented at the hearing as of 3:00pm, 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 22, 2026
Date Issued

Colin Elsby
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.