



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

File Number: LTB-T-055884-25

In the matter of: 15 Mortlock Street
Ajax ON L1Z0T1

Between: Kwabena Bion Tenant
Anitha Amankwah

And

Lily Siu Landlord

Kwabena Bion and Anitha Amankwah (the 'Tenant') applied for an order determining that Lily Siu (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 the Tenant nor the Landlord were present or 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 20, 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.