



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

File Number: LTB-T-041659-24

In the matter of: 1403, 238 Albion Road
Etobicoke ON M9W6A7

Between: Anab Jama Tenant
Ahmed Abdi

And

Kristina Alexiou Landlord

Anab Jama and Ahmed Abdi (the 'Tenant') applied for an order determining that Kristina Alexiou (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 20, 2026.

Only the Landlord attended the hearing.

As of 9:37am, the Tenant was 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

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 23, 2026
Date Issued

Reid Jackson
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.