



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-039623-25

In the matter of: 2, 487 Cartier Avenue
Sudbury ON P3B1E1

Between: Yvette Patricia Spanish Tenant

And

Joshua Sarazin Landlord

Yvette Patricia Spanish (the 'Tenant') applied for an order determining that Joshua Sarazin (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's agent Cheryl Dini attended the hearing. As of 9:45am, the Tenant was not present or represented at the hearing.

Determinations:

1. Since the Tenant failing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 27, 2026
Date Issued

Fabio Quattrociocchi
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.