



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

File Number: LTB-T-035075-25

In the matter of: 211, 783 BATHURST ST
TORONTO ON M5S0A8

Between: Michael Cooper
Madelyn S Tannenbaum
Tenants

And

Property Management Toronto Inc. as agents
for Justine Corinne Silver
Landlord

Michael Cooper and Madelyn S Tannenbaum (the 'Tenants') applied for an order determining that Property Management Toronto Inc. as agents for Justine Corinne Silver (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 21, 2026.

Only the Landlord's agent, Daniel Coulson, attended the hearing.

As of 9:31 a.m., the Tenants were 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.

Determinations:

1. Since the Tenants 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

Teresa Hunt
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.