



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

File Number: LTB-T-042500-25

In the matter of: 303 Galloway Blvd.
Midland ON L4R5A3

Between: Nancy Wood Tenant

And

Axon Property Management Landlord
Melissa Rak

Nancy Wood (the 'Tenant') applied for an order determining that Axon Property Management and Melissa Rak (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 27, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 12:00pm, 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 30, 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.

