



**Order under Sections 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-057294-25

In the matter of: 410, 199 RICHMOND ST W
TORONTO ON M5V0H4

Between: Ahmad Zitoun Tenant

And

Toronto boutique Apartments Landlord

Ahmad Zitoun (the 'Tenant') applied for an order determining that Toronto boutique Apartments (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- 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 February 9, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 10:39 a.m. 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.

February 17, 2026
Date Issued

Mark Melchers
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.