



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-060615-25

In the matter of: 0014, 1265 BIRCHMOUNT RD
SCARBOROUGH ON M1P0E9

Between: Oday Ameen Tenants
Manal Ameen

And

Signet Group Landlord

Oday Ameen and Manal Ameen (the 'Tenants') applied for an order determining that Signet Group (the 'Landlord') :

- Withheld or interfered with their vital services or care services and meals in a care home. **(T2 application).**
- 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. **(T6 application).**

This application was heard by videoconference on February 10, 2026. Only the Landlord's legal representative Matt Anderson attended the hearing. As of 9:30am, the Tenants were not present or represented at 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.

February 18, 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.