



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

File Number: LTB-T-059534-25

In the matter of: 3, 232 LAWRANCE AVE W
TORONTO ON M5M1B1

Between: Ezgi Yilmaz Tenant
Celal Alyaprak

And

Ted Butler Landlord

Ezgi Yilmaz and Celal Alyaprak (the 'Tenant') applied for an order determining that Ted Butler (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. (T6 Application)
- collected or retained money illegally. (T1 Application)

This application was heard by videoconference on February 11, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 11:11 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 Tenants' application is dismissed.

February 24, 2026
Date Issued

Dawn Carr
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.