



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-010650-24

In the matter of: 319, 75 BARRIE RD
ORILLIA ON L3V8N5

Between: Melissa Myriah Morgan Tenant

And

Jenny Maxwell
Villasola condominiums Landlord

Melissa Myriah Morgan (the 'Tenant') applied for an order determining that Villasola condominiums (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 February 20, 2026. Only the Landlord, Jenny Maxwell, attended the hearing.

As of 9:56 a.m., the Tenant was 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 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 27, 2026
Date Issued

Elena Jacob
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.