



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

File Number: LTB-T-067749-25

In the matter of: 2, 80 LAVERGNE ST
VANIER ON K1L5G1

Between: Tuka Al-Hemed Tenant

And

Adam Bailey Landlord

Tuka Al-Hemed (the 'Tenant') applied for an order determining that Adam Bailey (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 24, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 3:45pm 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

Reid Jackson
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.