



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

File Number: LTB-T-069790-25

In the matter of: 1, 391 GREENWOOD AVE
OTTAWA ON K2A0X4

Between: Mikaila Boyd Tenants
Joseph Rudolph Damas

And

Israr Akhtar Landlord

Mikaila Boyd and Joseph Rudolph Damas (the 'Tenants') applied for an order determining that Israr Akhtar (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.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 26, 2026.

Only the Tenant, Mikaila Boyd, attended the ACC.

As of 9:58 a.m., the Landlord not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

1. At the ACCg, the Tenant sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

March 6, 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.