



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-050599-25

In the matter of: 308 Eaglehead Crescent
OTTAWA ON K2S2J1

Between: Xuan Duc Minh Mai Landlords
Minh Thong Mai

And

Aditya Malhotra Tenant

Xuan Duc Minh Mai and Minh Thong Mai (the 'Landlords') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on March 3, 2026.

Only the Tenant attended the hearing.

As of 10:10 a.m., the Landlords were 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 Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlords' application is dismissed.

March 6, 2026
Date Issued

Nicole Pedron
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.