



**Order under Section 31  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-066383-25

**In the matter of:** 2509, 5 MARINER TERR  
TORONTO ON M5V3V6

**Between:** Anthony Fecteau Tenant

**And**

Shalini Nagrani Landlord

Anthony Fecteau (the 'Tenant') applied for an order determining that Shalini Nagrani (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- 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)

This application was heard by videoconference on March 4, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 4:30 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.

**March 10, 2026**  
**Date Issued**

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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.