



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-079333-25

In the matter of: Unit #2, 61 GARDEN ST
WHITBY ON L1N9E7

Between: Joniel Walker Tenant

And

Hamed Bayat Landlord

Joniel Walker (the 'Tenant') applied for an order determining that Hamed Bayat (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 March 11, 2026.

Neither the Tenant nor the Landlord was present or represented at the ACC as of 2:24 PM although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. This matter was scheduled for a full-day ACC block. The notice of ACC advised parties that the start time for the case conferences was 9:00 AM. The Tenant signed into the ACC block at 10:30 AM and was present until the lunch break was called at 12:37 PM.
2. The parties remaining in the ACC were advised that proceedings would continue after the lunch break and instructions were given to the parties to return by 1:30 PM. The Tenant was not present at 1:30 PM when the ACC block continued.
3. All other matters on the docket had completed with this matter being the last ACC to be conducted. At 2:24 PM the Tenant had still not attended following the lunch break. There was no indication from the LTB's technical support team that the Tenant had contacted them citing technical difficulties with rejoining the ACC.
4. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 17, 2026

Date Issued

Melissa Anjema

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.