



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

File Number: LTB-T-007625-25

In the matter of: F, 108 MISSISSAUGA STREET W
ORILLIA ON L3V1V7

Between: Colin Roy MacKenzie Tenant

And

S F Commerical Investment Ltd Landlord

Colin Roy MacKenzie (the 'Tenant') applied for an order determining that S F Commerical Investment Ltd (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 March 17, 2026.

Neither the Tenant nor the Landlord was present or represented at the hearing as of 11:55 a.m., 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 25, 2026
Date Issued

Nersi Makki
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.