



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

File Number: LTB-T-008755-25

In the matter of: 5, 53 MCCLARY AVE
LONDON ON N6C1P6

Between: Ashley Fader
Alex Maxim Tenant

And

Bloom Property Management
Johanna Zhou Landlord

Ashley Fader and Alex Maxim (the 'Tenant') applied for an order determining that Bloom Property Management and Johanna Zhou (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 heard by videoconference on March 18, 2026.

Only the Landlord's Legal Representative, Robert Rose, attended the ACC.

As of 10:00 a.m., the Tenant was 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.

Determinations:

1. 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 25, 2026
Date Issued

Vicky Liu
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.