



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

File Number: LTB-T-017297-25

In the matter of: BASEMENT, 459 NIAGARA ST
ST CATHARINES ON L2M3P3

Between: LAURIE MAC LEOD Tenant
DANIEL FINLAY

And

FELIX MARTINEZ PINEDA Landlord

LAURIE MAC LEOD and DANIEL FINLAY (the 'Tenant') applied for an order determining that FELIX MARTINEZ PINEDA (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 19, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 1:59pm 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 26, 2026
Date Issued

Reid Jackson
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.