



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

File Number: LTB-T-010007-25

In the matter of: 312, 25 VILLA RD
ETOBICOKE ON M8W1M4

Between: GRACE SUSAN VAN DUZER Tenant

And

SHIVAM CHOUHAN Landlord

GRACE SUSAN VAN DUZER (the 'Tenant') applied for an order determining that SHIVAM CHOUHAN (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 23, 2026.

Only the Landlord's Legal Representative Matt Anderson attended the hearing.

As of 9:58am, the Tenant was not present or represented at the hearing 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.