



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

File Number: LTB-T-062740-25

In the matter of: B105, 394 Bloor St East
Oshawa ON L1H3M8

Between: Sandra Madill Tenant

And

Spina John Landlord

Sandra Madill (the 'Tenant') applied for an order determining that Spina John (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 Agent Ruth Kelly and the Landlord's Legal Representative Anome Mehrabian attended the hearing.

As of 10:00am, 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 27, 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.