



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

File Number: LTB-T-077083-25

In the matter of: 201, 85 WELLESLEY ST E
TORONTO ON M4Y1H8

Between: Madison Charlton Tenant

And

Hazelview Properties Landlord

Madison Charlton (the 'Tenant') applied for an order determining that Hazelview Properties (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 held by videoconference on March 25, 2026.

Only the Landlord's Representative, Peter Lopez, attended the ACC.

Determinations:

1. At 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.
2. Since only the Landlord's Representative was present, the matter was dismissed as abandoned and the Landlord's Representative was released for the day.
3. At 3:55 p.m. the Tenant signed in. The Tenant was advised that their matter had been address at 10:00 a.m. and dismissed as abandoned since the Tenant had not signed in on time and that the order would follow in due course.
4. The Tenant just repeatedly indicated that they did not understand. The Tenant insisted that they had been logged into the zoom meeting but were in Hawaii. However, the moderator noted that the Tenant did not sign in until 3:55 p.m. and the Tenant was not present when I called the matter at 10:00 a.m.
5. I am satisfied that the Tenant was not present at 10:00 a.m. to support their application, and I find that this application had been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 31, 2026
Date Issued

Nicole Pedron
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.