



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

File Number: LTB-T-080181-25

In the matter of: BSMT, 6 Hillcroft Dr
Markham ON L3S1R5

Between: Lovel Tenant

And

Farid Armed Qureshi Landlord

Lovel (the 'Tenant') applied for an order determining that Farid Armed Qureshi (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 and the Landlord's Representative, Shahid Mirza, attended the ACC.

As of 10:05 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 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 30, 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.