



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

File Number: LTB-T-069127-25

In the matter of: 13, 21 STIRLING AVE S
KITCHENER ON N2G3N6

Between: Athya Conliffe-Smith Tenant

And

Benjamin Burke Voula Bellissimo Landlords
21 Stirling Holdings Corp

Athya Conliffe-Smith (the 'Tenant') applied for an order determining that Benjamin Burke Voula Bellissimo and 21 Stirling Holdings Corp (the 'Landlords') failed to meet the Landlords' 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 24, 2026.

Only the Landlord's Legal Representative Angie Gravelle attended the hearing.

As of 9:20 am, 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.

April 9, 2026
Date Issued

Kyle Anderson
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.