



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

File Number: LTB-T-020660-25

In the matter of: 7, 1040 CLARENCE ST
NORTH BAY ON P1B3W4

Between: Sabrina Humphreys Tenant
Aidan Bazuk

And

John Miller Landlord

Sabrina Humphreys and Aidan Bazuk (the 'Tenant') applied for an order determining that John Miller (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 31, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 9:29 am 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 10, 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.