



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

File Number: LTB-T-070264-25

In the matter of: GROUND FLOOR, 511 QUEEN ST E
TORONTO ON M5A1V1

Between: Andrew Laaniste Tenant

And

Christine Grigoratos Landlord

Andrew Laaniste (the 'Tenant') applied for an order determining that Christine Grigoratos (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 April 2, 2026.

Only the Landlord's legal representative Damian Cordaie, and the Landlord attended the hearing.

As of 9:37 a.m., 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 21, 2026
Date Issued

Kyle McGraw
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.