



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

**File Number:** LTB-T-029483-25

**In the matter of:** 3277 VERNON POWELL DR MCLEAN  
OAKVILLE ON L6H0Y5

**Between:** Yuan Li Tenant

**And**

Karim Elzawawi Landlord

Yuan Li (the 'Tenant') applied for an order determining that Karim Elzawawi (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 16, 2026. Only the Landlord and the Landlord's Support Person, Dina Abdel Khalek, attended the hearing.

As of 9:29 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**

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Colette Myers  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call toll free at 1-888-332-3234.