



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

File Number: LTB-T-071737-25

In the matter of: Lower, 620 ELM ST
ST THOMAS ON N5R1K7

Between: Joseph Emmell Tenant

And

Jonathan Michael Grant Landlord

Joseph Emmell (the 'Tenant') applied for an order determining that Jonathan Michael Grant (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 23, 2026.

Only the Landlord's representative, Theresa Forrest, attended the hearing.

As of 9:30 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 30, 2026
Date Issued

Vishal Nanda
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.