



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

**File Number:** LTB-T-039491-25

**In the matter of:** 3503, 2033 Kennedy Road  
Scarborough ON M1T0B9

**Between:** Sheila Bato Tenant  
Michael Lagios

**And**

Am Mahfuzul Hassan Landlord

Sheila Bato and Michael Lagios (the 'Tenant') applied for an order determining that Am Mahfuzul Hassan (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 27, 2026.

Neither the Landlord nor the Tenant present or represented at the hearing as of 12:30 PM 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.

**May 4, 2026**  
**Date Issued**

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Bryan Delorenzi  
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.