



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-091322-25

In the matter of: 708, 123 CHARLTON AVE E
HAMILTON ON L8N3W3

Between: Toloue Kolasser Tenants
Joshua Goldman

And

Drake Property Management Landlord

Toloue Kolasser and Joshua Goldman (the 'Tenants') applied for an order determining that Drake Property Management (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.

An Adjudicative Case Conference (ACC) was held by videoconference on April 28, 2026.

Neither the Tenants nor the Landlord were present or represented at the hearing as of 4:25 PM although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. The Tenants were marked present by the moderator at the start of the hearing block.
2. As the Landlord did not attend, I held the matter until the end of the docket to proceed with an uncontested hearing on the merits of the Tenants' application and to allow sufficient time for case conferences on contested matters. However, the moderator advised that the Tenants left at 4:03 PM.
3. The hearing block had not concluded, and I remained prepared to hear the matter.
4. As the Tenants left the virtual hearing room before the end of the hearing block and did not remain to support their application, I find the application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

May 4, 2026
Date Issued

Melissa Anjema
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.