



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

File Number: LTB-T-047514-25

In the matter of: 204, 80 ROBINSON ST
HAMILTON ON L8P 1Z1

Between: Matthew Allen Tenant

and

Indwell Landlord

Matthew Allen (the 'Tenant') applied for an order determining that Indwell (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 came before me for a mandatory adjudicative case conference in videoconference 143 on April 30, 2026.

Only the Landlord's Agent, Zackary Rowley, attended the case conference.

As of 9:51 a.m., the Tenant was not present or represented at the case conference although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

May 5, 2026
Date Issued

Nersi Makki
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.