



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-107707-25

In the matter of: 369, 798 RICHMOND ST W
TORONTO ON M6J3P3

Between: Leticia Marques Ximenes de Melo Tenant

And

Akelius Landlord

Leticia Marques Ximenes de Melo (the 'Tenant') applied for an order determining that Akelius (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 4, 2026.

Only the Landlord's Legal Representative, Mark Ciobotaru, 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.

May 7, 2026
Date Issued

Panagiotis P. Roupas
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.

