



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

File Number: LTB-T-102369-24

In the matter of: 986 GILES BLVD E
WINDSOR ON N9A4G1

Between: Chantalle Guenard Tenant
Nancy Guenard

And

Mimoza Qazolli Landlord
Gazmend Qazolli

Chantalle Guenard and Nancy Guenard (the 'Tenant') applied for an order determining that Mimoza Qazolli and Gazmend Qazolli (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 7, 2026.

Only the Landlord's Legal Representative, Kristen Jarvis, attended the hearing.

As of 9:34 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 15, 2026
Date Issued

Samantha Greaves
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.