



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

**File Number:** LTB-T-087771-25

**In the matter of:** 1910, 1926 Lakeshore Blvd West  
Toronto ON M6S1A1

**Between:** HOWARD MARTIN KAUFMAN Tenant

**And**

CYNTHIA LAVOIE Landlords  
SAVERIO REPOLE

HOWARD MARTIN KAUFMAN (the 'Tenant') applied for an order determining that CYNTHIA LAVOIE and SAVERIO REPOLE (the 'Landlords') 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 May 19, 2026. Only the first-named Landlord attended the ACC.

As of 9:39 AM, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

**Determinations:**

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Tenant's application is dismissed.

**May 25, 2026**  
**Date Issued**

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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.