



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

File Number: LTB-T-068622-25

In the matter of: 72 HILEY AVE
AJAX ON L1S6H5

Between: Shantel Spencer Tenant

And

Sangeetha Shingam Landlord

Shantel Spencer (the 'Tenant') applied for an order determining that Sangeetha Shingam (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 May 28, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 2:30 p.m. 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.

June 1, 2026
Date Issued

Lisa Del Vecchio
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.