



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

File Number: LTB-T-079893-25

In the matter of: 3, 103 1ST AVENUE SOUTH
CHESLEY ON N0G1L0

Between: Derek Whitman Tenant

And

Jeff Timbon Landlord

Derek Whitman (the 'Tenant') applied for an order determining that Jeff Timbon (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 June 2, 2026. Neither party attended 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 9, 2026
Date Issued

Fabio Quattrociocchi
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.