



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-094592-25

In the matter of: 305, 1120 Briar Hill Avenue Briar Hill Avenue
Toronto ON M6B0A9

Between: Chas Sibbett Tenant
Courtney Conway

And

Landlord Property Management Landlord

The capitalized word “Landlord” and/or “Tenant” refer to all parties identified as each at the top of the order.

Chas Sibbett and Courtney Conway (the 'Tenant') applied for an order determining that Landlord Property Management (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 3, 2026.

Only the Landlord's Legal Representative Ashley Cassidy 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.
2. It should be noted that the Landlord

It is ordered that:

1. The Tenant's application is dismissed.

June 8, 2026
Date Issued

Diane Wade
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.