



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

File Number: LTB-T-035795-24

In the matter of: 10, 3018 KEELE STREET
TORONTO ONTARIO M3M2H3

Between: Beverly Ndjizera Tenant

And

1636367 Ontario INC. Landlord

Beverly Ndjizera (the 'Tenant') applied for an order determining that 1636367 Ontario INC. (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 4, 2026.

Only the Landlord's Representative, Christina Nastas, and the Landlord's Agent, Joe Lofaro, attended the hearing.

As of 9:10 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:

History of Application:

1. The application was filed on April 18, 2024.
2. The matter was heard and adjourned on March 14, 2025, because the Tenant did not properly disclose documents and videos to the Landlord, and to allow the Tenant time to amend their application and include more particulars and/or remedies.
3. Interim order LTB-T-035795-24-IN was issued on April 2, 2025, providing the Tenant until April 16, 2025, to file a request to amend an application.
4. The Tenant failed to file any documents in accordance with the date in the interim order.
5. The matter returned to the LTB on October 23, 2025, and because I was seized to the file, and due to illness that day, I was not able to conduct the hearing. Only the Landlord and their

representative attended the hearing. The Tenant did not attend the hearing and nothing was filed by the Tenant to suggest that she was not able to participate in the hearing on that date, and she did not send someone to represent her at the hearing.

6. On February 27, 2026, the parties were sent a Notice of Hearing for the adjourned hearing scheduled for June 4, 2026.
7. I note that the Notice of Hearing indicates that parties are to sign in for their hearing at least 15 minutes prior to the hearing at 9:00 a.m. I also note that I opened the hearing room at approximately 8:00 a.m. on the morning of the hearing on June 4, 2026, and the Landlord's representative and agent signed in for the hearing at 8:54 a.m. As of 9:10 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.
8. The hearing room was closed as of 9:15 a.m.

Analysis:

9. Since the Tenant failed to attend the second adjourned hearing scheduled on June 4, 2026, to support their application, or file any amendments, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

June 10, 2026
Date Issued

Colette Myers
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.

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