



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

File Number: LTB-T-089887-25

In the matter of: 3, 224 QUEEN ST E
TORONTO ON M5A1S3

Between: Shawn Brown Tenant

And

2211382 Ontario Inc. Landlord

Shawn Brown (the 'Tenant') applied for an order determining that 2211382 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.

An Adjudicative Case Conference (ACC) hearing for this T6 application was held by videoconference on May 27, 2026.

Only the Landlord's Agent, Mary Thi, attended the ACC hearing. As of 10:17 am, the Tenant was not present or represented at the ACC hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the ACC. I confirm that no one for the Tenant appeared in the hearing room for the duration of the hearing block.

The Landlord's Agent submitted that she is an employee of the Landlord in respect of this tenancy. Ms. Thi explained the owner of the rental unit property is 2211382 Ontario Inc. whose principal is Huong Vu. Ms. Thi requested the title of proceedings be amended to show the correct name for the landlord. I was satisfied this request did not present any prejudice to the Tenant and so the title of proceedings above reflects this change.

Determinations:

1. The Landlord's Agent indicated the tenancy is still an active tenancy.
2. Since the Tenant did not attend the ACC hearing to support their applications, I find that the T6 application has been abandoned.

It is ordered that:

1. The Tenant's T6 application is dismissed.

June 18, 2026
Date Issued

Alex Brkic
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.