



**Order under Section 31 /30
Residential Tenancies Act, 2006**

File Number: LTB-T-097307-25

In the matter of: 203, 222 ELM ST 203
Toronto ON M5T1K5

Between: Oznur Cil Karabiyik Tenants
Fatih Karabiyik

And

Elm Place Inc Landlord

Oznur Cil Karabiyik and Fatih Karabiyik (the 'Tenants') applied for an order determining that Elm Place Inc (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- 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 16, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 12:46 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

June 18, 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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