



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

**File Number:** LTB-T-097630-25

**In the matter of:** 3, 170 FIRST AVE  
ARNPRIOR ON K7S1W5

**Between:** Braeden Matthews  
Jessica Patrois Tenants

**And**

Jason Anbara Landlord

Braeden Matthews and Jessica Patrois (the 'Tenants') applied for an order determining that Jason Anbara (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 18, 2026.

Only the Landlord's agent Joey Azzi attended the hearing.

As of 9:33 a.m., the Tenants were 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 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 26, 2026**  
**Date Issued**

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Kyle McGraw  
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.