



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

File Number: LTB-T-089735-25

In the matter of: 502, 340 MARLAND AVE
OSHAWA ON L1J1X6

Between: Nardia Nicole James Tenant

And

Valiant Group Landlord

Nardia Nicole James (the 'Tenant') applied for an order determining that Valiant Group (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 May 26, 2026.

Only the Landlord's Legal Representative Jennifer Gillis and a support person for the Landlord's Legal Representative Courtney Haines attended the hearing.

As of 9:50am, 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.

It is ordered that:

1. The Tenant's application is dismissed.

June 24, 2026
Date Issued

Reid Jackson
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.