



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

File Number: LTB-T-021217-25

In the matter of: 88, 2757 KIPLING AVE
ETOBICOKE ON M9V4C4

Between: CRYSTAL BELL Tenant

And

AMSTAR POOL I LP Landlord

CRYSTAL BELL (the 'Tenant') applied for an order determining that AMSTAR POOL I LP (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.
- failed to meet their 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 23, 2026.

Only the Landlord's Legal Representative Lavinia U. Volney and the Landlord's Agent Syeda Reshma Akhter attended the hearing.

As of 9:25 am, 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 25, 2026
Date Issued

Kyle Anderson
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.