



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-051181-25

In the matter of: 1915, 188 FAIRVIEW MALL DR
NORTH YORK ON M2J0H7

Between: Mahdi Bayat Tenant

And

Gale Shuk man ho Landlord

Mahdi Bayat (the 'Tenant') applied for an order determining that Gale Shuk man ho (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. And, withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on December 22, 2025.

Only the Landlord and the Landlord's translator, Thomas Leung, attended the hearing.

As of **10:10am**, 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.

January 5, 2026
Date Issued

Terri van Huisstede
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.