



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-056785-25

**In the matter of:** Unit 1, 1250 REDBUD GDNS  
Milton ON L9E1S2

**Between:** Darwesh Singh Mangat Landlord

**And**

Mahvish Ahmed Tenants  
Reza Khawari

Darwesh Singh Mangat (the 'Landlord') applied for an order to terminate the tenancy and evict Mahvish Ahmed and Reza Khawari (the 'Tenants') because: the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (L2 application)

This L2 application was heard by videoconference on November 4, 2025.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 4:46 pm, although properly served with notice of this hearing by the LTB.

There was no record of a request to reschedule or adjourn the hearing.

**Determinations:**

1. Since the Landlord did not attend the hearing to support their L2 application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlord's application is dismissed.

**January 7, 2026**

**Date Issued**

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**Alex Brkic**

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.