



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-063713-25

In the matter of: 3006, 15 FORT YORK BLVD
TORONTO ON M5V3Y4

Between: Grigorii Sablin Tenant

And

Babak Sobhani Landlord

Grigorii Sablin (the 'Tenant') applied for an order determining that Babak Sobhani (the 'Landlord') collected or retained money illegally.

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

Neither the Landlord nor the Tenant present or represented at the hearing as of 11:21am 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 6, 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.