



**Order under Section 87 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-069448-24

In the matter of: 914, 438 KING ST W
TORONTO ON M5V3T9

Between: Farhad Manouchehri Landlord

And

Hanchu Chen Former Tenant

Farhad Manouchehri (the 'Landlord') applied for an order requiring Hanchu Chen (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Farhad Manouchehri (the 'Landlord') applied for an order requiring Hanchu Chen (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on December 16, 2025.

Only the Former Tenant attended the hearing.

As of 9:38 am, the Landlord 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 8, 2026

Date Issued

Brenda Mercer

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.