



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-026378-25

In the matter of: 902, 30 HARRISON GARDEN BLVD
NORTH YORK ON M2N7A9

Between: Mohammad Bagheri Tenant

And

Luca Disimino Landlord

Mohammad Bagheri (the 'Tenant') applied for an order determining that Luca Disimino (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 5, 2026.

Only the Landlord attended the hearing.

As of 9:33 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.

January 8, 2026
Date Issued

Bryan Delorenzi
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.