



Order under Sections 135 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-061681-24

In the matter of: 803, 501 ADELAIDE ST W
TORONTO ON M5V0R3

Between: Darun Dezayi Tenant

And

Saman Ghrngh Landlord

Darun Dezayi (the 'Tenant') applied for an order determining that Saman Ghrngh (the 'Landlord') collected or retained money illegally. (T1 application)

The Tenant also applied for an order determining that the Landlord: harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 application)

These T1 and T2 applications were heard by videoconference on December 9, 2025.

Only the Landlord attended the hearing. A witness for the Landlord, Ghazal Taikandi, was also present but she was not called forward to testify.

As of 9:36 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. I confirm that no one for the Tenant appeared in the videoconference room for the duration of the full-day hearing block.

The Landlord wished to raise a preliminary issue with regard to the validity of the T1 and T2 applications. The Landlord stated the tenancy never began as he never gave the Tenant keys to the unit and thus the applicant-tenant never took possession of the unit to commence the tenancy. He also wanted to further the preliminary issue by speaking about contradictory allegations in the applications themselves and the fact that the deposit given him had been returned in full to the applicant-tenant. I stopped him before delving further into this preliminary issue as I had been the Member (adjudicator) who presided over an Adjudicative Case Conference (ACC) that was held on April 1, 2025. Instead, I disposed of the application based on the Tenant failing to appear at this merits hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their applications, I find that the T1 and T2 applications have been abandoned.

It is ordered that:

1. The Tenant's applications are dismissed.

January 12, 2026

Date Issued

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.