



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-072779-25

In the matter of: 1110, 11753 Sheppard Ave East
SCARBOROUGH ON M1B4T2

Between: Jayshon Investment Holdings Limited Landlord

And

Kawser Mokabel Tenant
Stoute Legal Services

Jayshon Investment Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Kawser Mokabel and Stoute Legal Services (the 'Tenant') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on January 7, 2026. Neither the Landlord nor the Tenant were present or represented at the hearing as of 9:30 a.m. 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 16, 2026
Date Issued

Christina Budweth
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.