



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-085821-25

In the matter of: 74 BIRCH AVE,
RICHMOND HILL ON L4C 6C6

Between: Pedram Pozhhan Landlord

and

Leila Hussein Tenants
Ali Abdolrazzak

Pedram Pozhhan (the 'Landlord') applied for an order to terminate the tenancy and evict Leila Hussein and Ali Abdolrazzak (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Tenants attended the hearing.

As of 1:28 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 12, 2026
Date Issued

Adeela Alvez
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.