



**Order under Section 87 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-068266-24

**In the matter of:** PH01, 38 IANNUZZI ST  
Toronto ON M5V0S2

**Between:** Ashraf Shirayeh Karimzadeh Landlord

**And**

Rachid Kalafate Former Tenant

Ashraf Shirayeh Karimzadeh (the 'Landlord') applied for an order requiring Rachid Kalafate (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Ashraf Shirayeh Karimzadeh (the 'Landlord') applied for an order requiring Rachid Kalafate (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 6, 2026.

Neither the Landlord nor the Former Tenant were present or represented at the hearing as of 09:30 am 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 14, 2026**  
**Date Issued**

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Kelly Delaney  
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.