



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-098412-23

In the matter of: 1, 40 Askew St
Leamington ON N8H1X7

Between: Serajeldin Almohamedalshaaban
Mariam Almohamedalshaaban Tenant

And

MH Management
Malak Hazabi Landlord

Serajeldin Almohamedalshaaban and Mariam Almohamedalshaaban (the 'Tenant') applied for an order determining that MH Management and Malak Hazabi (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 8, 2026.

Only the Landlord's Legal Representative, Mark Gebriel, attended the hearing. Hala Nassar attended the hearing as an Arabic interpreter for the Tenant.

As of 1:30 p.m., 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 12, 2026
Date Issued

Vicky Liu
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.