



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

File Number: LTB-L-097968-25

In the matter of: 417, 25 COLE ST
TORONTO ON M5A4M3

Between: Romulo Diaz Landlord

And

Abdullah Almashali Tenants
Noor Mosaed

Romulo Diaz (the 'Landlord') applied for an order to terminate the tenancy and evict Abdullah Almashali and Noor Mosaed (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on January 13, 2026.

Only the Tenants attended the hearing.

As of 9:47 a.m, the Landlord 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 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 15, 2026
Date Issued

Nicole Pedron
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.