



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-048041-25

In the matter of: 206, 203 SPADINA RD
TORONTO ON M5R2T9

Between: Noor Abouyounes Tenant

And

Annex Property Group Ltd. Landlord

Noor Abouyounes (the 'Tenant') applied for an order determining that Annex Property Group Ltd. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 14, 2026.

Only the Landlord's Legal Representative, Stefania Weleda attended the hearing.

As of 9:38 a.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 19, 2026
Date Issued

Carrie Bertrand
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.