



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

File Number: LTB-L-090102-25

In the matter of: 1945 DAVENPORT ROAD
TORONTO ON M6N 1C3

Between: Kirsten Joy Landlords
Babak Yazdani

and

Trenton Hawkins Tenant

Kirsten Joy and Babak Yazdani (the 'Landlords') applied for an order to terminate the tenancy and evict Trenton Hawkins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Neither the Landlords nor the Tenant were present or represented at the hearing as of 11:46 a.m., 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 Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlords' application is dismissed.

January 19, 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.