



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

File Number: LTB-L-087357-25

In the matter of: 18 VALLEY WOODS RD
NORTH YORK ON M3A0A1

Between: Angela Nahabedian Landlord

And

Mahdi Emami Rad Tenant

Angela Nahabedian (the 'Landlord') applied for an order to terminate the tenancy and evict Mahdi Emami Rad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques

This application was heard by videoconference on January 7, 2026.

Only the Tenant attended the hearing.

As of 9:39 am, 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 22, 2026
Date Issued

Brenda Mercer
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.