



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

File Number: LTB-L-076996-25

In the matter of: BASEMENT ROOM LOCATED TO THE
LEFT OF THE BASEMENT STAIRS NEAR
BASEMENT WASHROOM, 378
ROSSMOUNT AVE
OSHAWA ON L1J3K6

Between: Chireuding Zeliang Landlord

And

Zaker Mohabullah Tenant

Chireuding Zeliang (the 'Landlord') applied for an order to terminate the tenancy and evict Zaker Mohabullah (the 'Tenant') 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 19, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 9:30 AM although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

The Landlord's application is dismissed.

January 21, 2026
Date Issued

Jeanie Theoharis
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.