



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-108458-25

In the matter of: 509, 56 ANDRE DE GRASSE ST
UNIONVILLE ON L6G0H9

Between: Xu Yan Tenant

And

Azeem Amirali Mitha; Zacem Azeem Mitha Landlords

Xu Yan (the 'Tenant') applied for an order determining that Azeem Amirali Mitha and Zacem Azeem Mitha (the 'Landlords') :

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 19, 2026.

Only the Landlord Azeem Amirali Mitha attended the hearing.

As of 9:30 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 or a request to the Hearing Support Line for assistance with signing in or with a device.

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 22, 2026
Date Issued

Elle Venhola
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.