



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-066193-25

In the matter of: 29 PLAXTON DR
EAST YORK ON M4B2P6

Between: Cecilia Mathews
Mourtaza Alsammak

Tenants

And

Ramin Kasaiian

Landlord

Cecilia Mathews and Mourtaza Alsammak (the 'Tenants') applied for an order determining that Ramin Kasaiian (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on January 19, 2026.

Neither the Tenants nor the Landlord were present or represented at the ACC as of 9:38 a.m. although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenants did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

January 20, 2026
Date Issued

Mark Melchers
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.