



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-056362-23

In the matter of: B, 82 Boothbay cres
Newmarket ON L3Y1Y5

Between: Erin Ramsperger
Patrick Ngabo
Tenants

And

Toktam Mejrisazan Toossi
Mohammed Danesh
Landlords

Erin Ramsperger and Patrick Ngabo (the 'Tenants') applied for an order determining that Toktam Mejrisazan Toossi and Mohammed Danesh (the 'Landlords') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- Collected or retained money illegally
- 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.

This application was heard by videoconference on January 20, 2026.

Only the Landlord's Legal Representative Jimmy Gangadin attended the hearing.

As of 9:35am, the Tenants were 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 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 26, 2026
Date Issued

Reid Jackson
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.