



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090403-25

In the matter of: 10390 SHENANDOAH CRES
WINDSOR ON N8R1B5

Between: Petru Belciug Landlord

And

Shwan Ahmed Dheyab Tenants
Ahmed Dheyab Ahmed

Petru Belciug (the 'Landlord') applied for an order to terminate the tenancy and evict Shwan Ahmed Dheyab and Ahmed Dheyab Ahmed (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also applied for an order to terminate tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent (L1 application).

The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date (L2 application).

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

Neither the Landlord nor the Tenants were present or represented at the hearing as of 11:19AM 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 27, 2026
Date Issued

Karen Gonçalves
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.