



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-098840-24

In the matter of: BASEMENT, 127 OPRINGTON COURT
KITCHENER ON N2N 3E2

Between: Ali Abed Tenant

And

Samuel Efa Landlord

Ali Abed (the 'Tenant') applied for an order determining that Samuel Efa (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.

This application came before me for a mandatory adjudicative case conference in videoconference 136 on January 20, 2026.

Only the Landlord attended the case conference.

As of 9:49 a.m., the Tenant were not present or represented at the case conference although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The application is dismissed.

January 23, 2026
Date Issued

Nersi Makki
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.