



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

File Number: LTB-T-094778-24

In the matter of: 303, 101 BLOOR STREET WEST BLOOR
STREET WEST
DURHAM ON L1J 1P5

Between: Hassan Nizam Al Khalidi Tenant

and

Golden Equity Properties Landlord

Hassan Nizam Al Khalidi (the 'Tenant') applied for an order determining that Golden Equity Properties (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

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

Only the Landlord's legal representative Anome Mehrabian attended the case conference.

As of 9:41 a.m., the Tenant was 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 29, 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.