



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-041496-23

In the matter of: Basement, 167 Lawson Road
Scarborough ON M1C2J5

Between: Victoria L Patel Tenant

And

Sohaila Aziz Landlord

Victoria L Patel (the 'Tenant') applied for an order determining that Sohaila Aziz (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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 21, 2026. Only the Landlord and the Landlord's legal representative, S. Najem attended the hearing.

Determinations:

1. As the Tenant did not attend the hearing, I find that the application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

January 28, 2026
Date Issued

Curtis Begg
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.