



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-057003-23

In the matter of: 2, 734 Queen Street East
Toronto ON M4M1H2

Between: Evan Levy Tenants
Cathy Summers

And

Arman Saber Landlords
Narges Bitaraf

Evan Levy and Cathy Summers (the 'Tenants') applied for an order determining that Arman Saber and Narges Bitaraf (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on January 23, 2026.

Neither the Tenants nor the Landlords were present or represented at the hearing as of 10:32 a.m. 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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

January 27, 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.