



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-003623-26

In the matter of: D2, 1088 Dufferin Street
Toronto On M6H4B6

Between: Bella Nusum Tenant

And

Milad Homayounnejad Landlord

Bella Nusum (the 'Tenant') applied for an order determining that Milad Homayounnejad (the 'Landlord') :

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was heard by videoconference on January 29, 2026.

The Landlord, the Landlord's Legal Representative Devan Ashra and the Tenant attended the hearing. The Tenant spoke privately with Tenant Duty Counsel prior to the hearing.

As of 9:45 a.m., after the Tenant spoke with Tenant Duty Counsel, it became apparent that the Tenant had signed out of the hearing. The matter was stood down until approximately 10:20 a.m. to allow the Tenant to rejoin the hearing.

At that time, the Hearing Support Line confirmed that they had not received a request from the Tenant for assistance with signing back in or with her device(s). The Tenant did not rejoin the hearing prior to the end of the hearing block.

The hearing therefore proceeded in the Tenant's absence.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 3, 2026

Date Issued

Elle Venhola

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.