



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-024340-25

In the matter of: 807, 1600 HYDE PARK RD
LONDON ON N6H5L7

Between: Parastoo Azizi Tenant

And

Sterling Karamar Property Management Landlord

Parastoo Azizi (the 'Tenant') applied for an order determining that Sterling Karamar Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on October 29, 2025.

Only the Landlord's Legal Representative, Sean Beard, attended the hearing.

As of 9:40 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Tenant filed a request to withdraw on October 27, 2025, however the request was not granted.

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 6, 2026
Date Issued

Allana McComb
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.

