



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-050696-24

In the matter of: 1222 York Mills Road, Toronto, Ontario M3A 1Y5

Between: Ardem Keshishian Landlord
Armbro Group Corp.

and

Refer to attached Schedule 1 Tenants

Ardem Keshishian and Armbro Group Corp. (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management Hearing (CMH) took place by videoconference on December 8, 2025, at 1:00pm.

Neither the Landlord, nor a representative for the Landlord, nor the Tenants attended the hearing.

Determinations:

1. A CMH was held by videoconference on December 8, 2025. The Landlord was not in attendance nor represented at the time set for the CMH and there was no record before me of a request to adjourn the CMH. Nor did any of the named Tenant parties attend the CMH. I waited 20 minutes. Neither the Landlord, nor a representative for the Landlord made an appearance.
2. The record shows that on October 27, 2025, the Landlord and Tenant Board (LTB) emailed the Notice of Hearing package to the Landlord.
3. Pursuant to Order to Serve Documents, dated October 27, 2025, the Landlord was ordered to serve each Tenant with the following documents within 30 days before the CMH:
 - the Application;
 - the Notice of Hearing; and
 - the information sheets that the LTB provided with the Notice of Hearing package.

4. Rule 9.4 of the Landlord and Tenant Board Specific Rules, as part of the Tribunals Ontario Rules of Procedure, provides: “***An application may be dismissed as abandoned if the applicant fails to attend a CMH and there are no exceptional circumstances to explain the absence.***”. This information was also stated in the Notice of Video Hearing provided in the package dated October 27, 2025.
5. There were no exceptional circumstances brought to my attention with regard to this application that would warrant a rescheduling of the CMH or sending this matter to a Merits Hearing.
6. Since neither the Landlord, nor a representative for the Landlord appeared at the hearing to support the application, I find that the application has been abandoned.

It is ordered that:

1. The Landlord’s application is dismissed.
2. The Landlord shall pay to the Tenants any sum of money that is owed as a result of this order within 60 days of this order.

January 29, 2026

Date Issued

Cheryl Lavoie

Dispute Resolution Officer, 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.

Schedule 1 - Tenants who are Affected by this Order:

Abboub, Mohamed
Abdul Mannan, Marsad
Anderson, Helen
Cameron, Madeline
Dela Cruz, Emilita
Dimitman, Liudmila
Faerber, Trisha
Graham, William
Griffith, Sochia Oneil
Hernandez, Juan J. Alba
Hussain, Yousuf
Islam, Diana
Jules, Laurencia
Kabanda, Nelly Kirezi
Karimova, Damira
Lashley, Shona
Marchetti, Kent
Martin, Collette
Mehvee, Ammar
Muhammad, Muhammad
Ramirez, Racquel
Rankine, Caroline
Shrimali, Mihal
Sorley, Ann
Thomson, Owen