



**Order under Section 15998
Residential Tenancies Act, 2006**

File Number: LTB-T-060209-25

In the matter of: 412, 15 SHALLMAR BOULEVARD
TORONTO Ontario M5N 1J7

Between: Dhespina Gjergji Tenant
Angela Boon

and

Michael Goldstein Landlord
Fidesreal Estate Limited

Dhespina Gjergji and Angela Boon (jointly the 'Tenant') applied for an order determining that Michael Goldstein and Fidesreal Estate Limited (jointly the 'Landlord') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant.

This application was heard by videoconference on February 3, 2026.

Only the Landlord's Representative, Jeff Shabes, and the Landlord attended the hearing.

As of 9:08 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

In addition, the Landlord's Representative advised they had received a communication from the Tenant Angela Boon indicating she no longer wished to proceed with the application and there was no longer any interest in pursuing the proposed assignment. The matter was held down until 9:33 a.m. at which time the Tenant was still not present or represented.

Following the conclusion of the hearing, it was noted that at 9:20 a.m. the Tenant posted a copy of the letter previously read out to the LTB by the Landlord's Representative.

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

Rebecca Case

Vice Chair, 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.