



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096863-25

In the matter of: basement unit, 83 EARLSBRIDGE BLVD
BRAMPTON ON L7A2M7

Between: BINAY SINGH Landlord

And

MICHAEL OMAR OBRIAN MEDFORD Tenant
DEJA SHEKINAH MEDFORD

BINAY SINGH (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL OMAR OBRIAN MEDFORD and DEJA SHEKINAH MEDFORD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Tenant attended the hearing.

Determinations:

1. The application before the Board was brought in the name of the Landlord. On the date scheduled for the hearing, the Landlord did not attend and was not available to appear.
2. The only person who attended was an individual named Abbas Salimi identifying himself as a property manager. He advised the Board that he is an *unpaid representative* of the Landlord and that he operates a company known as Kalabarz Limited.
3. The property manager testified that Kalabarz Limited provides property management services to multiple landlords, is seeking to obtain additional landlords as clients, and is primarily engaged in providing maintenance-related services. He further testified that rent is paid directly to the Landlord, not to his company.
4. No evidence was presented that the property manager is an employee of the Landlord, an officer or director of the Landlord, or otherwise falls within a category of permitted representation under the *Residential Tenancies Act, 2006* (the 'RTA') or the related bylaws of the *Law Society Act*.
5. Section 23 of the *Statutory Powers Procedure Act* permits parties to be represented by counsel or an agent, subject to any limitation imposed by another Act. Section 1(5) of the

Law Society Act restricts the provision of legal services for a fee or other consideration unless the person is licensed by the Law Society of Ontario or falls within a specific statutory exemption set out in its bylaws.

6. In *Law Society of Upper Canada v. Chiarelli*, 2014 ONCA 391, the Court of Appeal confirmed that a person who, for hire or as part of a business, represents parties before tribunals and advances their legal positions is providing legal services. The Court emphasized that characterizing such services as “property management” or asserting that the representative is unpaid does not avoid the application of the *Law Society Act* where the activity is part of a business operated for commercial purposes.
7. The evidence before the Board is that Kalabarz Limited is a for-hire property management company providing services to multiple landlords and actively seeking additional clients. Representation of landlords before the Board forms part of the services offered in the course of that business.
8. I find that the property manager is not an employee of the Landlord, nor does he fall within any exemption that would permit him to represent the Landlord at the hearing. As a result, he is not authorized to act as the Landlord’s representative before the Board.
9. The Landlord, who is the proper party to the application, did not attend the hearing and did not make arrangements for authorized representation. In the absence of the Landlord or a properly authorized representative, the application cannot proceed. Consistent with Board practice, an application where the applicant fails to appear or be properly represented may be dismissed as abandoned.
10. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.
11. As the Landlord did not attend the hearing and was not properly represented, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 10, 2026
Date Issued

Nathan Korenberg
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.