



**Order under Sections 31, 57 and 135
Residential Tenancies Act, 2006**

File Number: LTB-T-057407-25

In the matter of: 33 FAIR WINDS LANE
HOLLAND LANDING ON L9N0V8

Between: Hakan HAN Tenant

And

Fadi Ismail Landlord

Hakan HAN (the 'Tenant') applied for an order determining that Fadi Ismail (the 'Landlord') has collected or retained money illegally.

The Tenant also applied for an order determining the Landlord entered the rental unit illegally, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household and harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference was held by videoconference on February 4, 2026.

Only the Landlord attended the case conference.

Determinations:

1. The matter was scheduled for 9:00 a.m. I waited until 10:47 a.m. and I canvassed the virtual hearing room, the virtual reception area, the virtual waiting room and all of the breakout rooms to confirm whether the Tenant attended the case conference. The Tenant's name did not appear in any of these areas.
2. Since the Tenant did not appear at the case conference to support their applications, I find that these applications have been abandoned.

It is ordered that:

1. The Tenant's applications are dismissed.

February 12, 2026
Date Issued

John Cashmore
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.