



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-054634-25

In the matter of: 603, 1765 LAWRENCE AVE E
SCARBOROUGH ON M1R2X8

Between: Zulfa Mohamed Zilmy Tenant

And

David Kirsh Landlord

Zulfa Mohamed Zilmy (the 'Tenant') applied for an order determining that David Kirsh (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.

This application was heard by videoconference on February 5, 2026.

Only the Landlord's Representative, Michael Gaspar, attended the hearing.

As of 9:44 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.

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 10, 2026

Date Issued

Colette Myers

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.

