



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

File Number: LTB-T-080275-25

In the matter of: 256 WALLBRIDGE-LOYALIST RD
BELLEVILLE ON K8N4Z2

Between: Madison Lee Scaife Tenants
Ashley Melissa Scaife

And

Abdollah Mahmoudi Landlords
Ahmed Mohammadi

Madison Lee Scaife and Ashley Melissa Scaife (the 'Tenants') applied for an order determining that Abdollah Mahmoudi and Ahmed Mohammadi (the 'Landlords') :

- 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 Landlords attended the hearing.

Determinations:

1. Since the Tenants 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 11, 2026
Date Issued

Fabio Quattrociocchi
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.