



**Order under Section 135  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-053757-25

**In the matter of:** 3857 partition road  
Mississauga ON L5N8N2

**Between:** Lizzy Ogbeide Tenant  
Godwin Ogbeide

**And**

MOHAMED ABOUEL-WAFA Landlord

Lizzy ogbeide and Godwin ogbeide (the 'Tenant') applied for an order determining that MOHAMED ABOUEL-WAFA (the 'Landlord') collected or retained money illegally.

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

Only the Landlord and the Landlord's Legal Representative Ti-Anna Hall attended the hearing.

As of 9:47am, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

**Determinations:**

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

**It is ordered that:**

1. The Landlord's application is dismissed.

**February 12, 2026**  
**Date Issued**

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Reid Jackson  
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.