



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-072001-25

In the matter of: 1, 77 PEMBROKE STREET
TORONTO ON M5A2N9

Between: MOHAMMED HASAN Landlord

And

VLADIMIR ZOLIN Tenant

MOHAMMED HASAN (the 'Landlord') applied for an order to terminate the tenancy and evict VLADIMIR ZOLIN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026.

Only the Landlord and the Landlord's Agent, Abhishek Sharma, attended the hearing.

As of 10:09 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. This matter was adjourned on November 3, 2025 so that the Landlord could amend their L1 application to reflect the correct rental periods and the amounts allegedly outstanding. The Landlord also only listed one Tenant on the L1 application and misidentified Toronto Furnished Living as a Tenant, while they should be the Landlord. The Landlord was told to properly serve the amended application on the Tenant and file with a certificate of service.
2. As of the date of the hearing, the Landlord had not amended the L1 application and sought rent past the date the Tenant vacated the rental unit. As the Landlord failed to amend the L1 application to correct their errors, the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 17, 2026
Date Issued

Allana McComb
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$6,157.62
Total amount owing to the Landlord	\$6,157.62