



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

File Number: LTB-T-047654-25

In the matter of: 988 JACARANDAH DR
NEWMARKET ON L3Y5K5

Between: Morgan Bennett Tenant

And

Mohammad Vahabzadeh Landlord

Morgan Bennett (the 'Tenant') applied for an order determining that Mohammad Vahabzadeh (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on February 9, 2026.

Only the Landlord attended the hearing.

As of 9:36 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.

