



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

File Number: LTB-T-076649-25

In the matter of: 207, 38 Walton Street
Port Hope ON L1A1N1

Between: Caroline Hay Tenant

And

Maryam Sadrieh Landlord
1723766 Ontario Limited

And

Max Popelavskis Landlord's Agent

Caroline Hay (the 'Tenant') applied for an order determining that Maryam Sadrieh and 1723766 Ontario Limited (the 'Landlord') and Max Popelavskis (the 'Landlord's Agent') collected or retained money illegally.

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

Neither the Tenant nor the Landlord was present or represented at the hearing as of 5:02 p.m., 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 Landlord's application is dismissed.

February 13, 2026
Date Issued

Joy Xiao

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.