



**Order under Section 87 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-105551-24

In the matter of: 41 GREENWIN VILLAGE RD
NORTH YORK ON M2R2R9

Between: Naser Movahhedinia Landlord

And

Aamna Sheikh Former Tenants
Manisha Raguvanshi

Naser Movahhedinia (the 'Landlord') applied for an order requiring Aamna Sheikh and Manisha Raguvanshi (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

The Landlord also applied for an order requiring the Former Tenants to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

Neither the Landlord nor the Former Tenants were present or represented at the hearing as of 5:02 pm 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 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 17, 2026
Date Issued

Joshua Labbe
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.