



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

File Number: LTB-T-064345-25

In the matter of: 152, 152 Remembrance road
Brampton ON L7A4X1

Between: Donna Rowe Tenant
Natasha Sealy
Ashley Payne

And

Sobia Mubashir Landlord

Donna Rowe, Natasha Sealy and Ashley Payne (the 'Tenant') applied for an order determining that Sobia Mubashir (the 'Landlord'):

- collected or retained money illegally.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 12, 2026.

Only the Landlord Sobia Mubashir and the Landlord's support person Aliza Ali attended the hearing.

As of 9:26 am, the Tenants were 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 "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 18, 2026

Date Issued

Kyle Anderson

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.