



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-079377-24

In the matter of: 1, 8 AVRO RD
MAPLE ON L6A1Y3

Between: Yvonne Moyal Tenant

And

Sam Safari Landlord
Atyhe Sadri

Yvonne Moyal (the 'Tenant') applied for an order determining that Sam Safari and Atyhe Sadri (the 'Landlord') :

- 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.

This application was heard by videoconference on February 12, 2026 at 09:00 am.

Only the Landlord's attended the hearing.

As of 09:30 am, 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 18, 2026

Date Issued

Kelly Delaney

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.