



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-076230-25

In the matter of: 96 BERNARD AVE
RICHMOND HILL ON L4C9Z5

Between: Stuart O'Brien Tenant

And

Mohsen Hanasavha Landlords
Royal York Property Management Inc.

Stuart O'Brien (the 'Tenant') applied for an order determining that Mohsen Hanasavha and Royal York Property Management Inc. (the 'Landlords') 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.

An Adjudicative Case Conference was held by videoconference on February 12, 2026.

Only the Landlords' Legal Representative, Naseer Ahmed, attended the case conference.

As of 10:00 a.m., the Tenant was not present or represented at the case conference although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the case conference.

Determinations:

1. Since the Tenant did not attend the case conference to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

February 20, 2026
Date Issued

Susan Priest
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.