



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-049657-25

In the matter of: 202, 15 COUGAR CRT
SCARBOROUGH ON M1J3E4

Between: Awaat Syed Tenant

And

Amaz Property Management Landlord

Awaat Syed (the 'Tenant') applied for an order determining that Amaz Property Management (the 'Landlord'):

- entered the rental unit illegally. (T2 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2 Application)
- withheld or interfered with their vital services or care services and meals in a care home. (T2 Application)
- 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. (T6 Application)

This application was heard by videoconference on February 4, 2026.

Only the Landlord's legal representative, David Ciobotaru, attended the hearing.

As of 9:34 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. The Tenant did not sign in for the duration of the hearing block.

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 19, 2026
Date Issued

Dawn Carr
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.