



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-059486-25

In the matter of: 207, 105 The Pond Road
North York ON M3J0K9

Between: Zayed AlMarzooqi Tenant

And

QuadatYork Landlord

Zayed AlMarzooqi (the 'Tenant') applied for an order determining that QuadatYork (the 'Landlord') :

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on February 17, 2026.

Only the Landlord's legal representative Sara Murtadha attended the ACC.

As of 9:32 am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC. The Tenant did not join during the scheduled block and the LTB technical team did not advise of any related issues.

Determinations:

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

It is ordered that:

1. The Tenant's application is dismissed.

February 25, 2026
Date Issued

Dana Wren
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.