



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-069300-25

In the matter of: 718, 115 BLUE JAYS WAY
TORONTO ON M5V0N4

Between: Giang Ngan Tran Tenant

And

LEILY ZAFARI Landlords
BRICE ROUSSEAU

Giang Ngan Tran (the 'Tenant') applied for an order determining that LEILY ZAFARI and BRICE ROUSSEAU (the 'Landlords'): substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 18, 2026.

Only the Landlords attended the hearing.

As of 9:41 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 20, 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.