



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-106955-25

In the matter of: 419, 77 HUNTLEY ST
TORONTO ON M4Y2P3

Between: RPMS Property Management Services Inc Landlord

And

Mobin Mehrparvar Tenant

RPMS Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mobin Mehrparvar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 12:52 p.m., 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 Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

February 25, 2026

Date Issued

Sean Ramage
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.