



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

File Number: LTB-T-102580-24

In the matter of: B, 1102a Yonge St
Toronto ON M4W2L6

Between: Shadi Rangrizian Tenant

And

Yhaws Holding Corp Landlord

Shadi Rangrizian (the 'Tenant') applied for an order determining that *Yhaws Holding Corp* (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 24, 2026.

Only the Landlord's Agents, Albert Wong, Michael Falk, and Allan Wong, attended the ACC.

As of 9:18am, 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.

Determinations:

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

It is ordered that:

1. The Tenant's application is dismissed.

February 27, 2026
Date Issued

Alexandre Traboulsi
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

¹ Rule 9.4 of the Board's *Rules of Procedure*.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.