



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

File Number: LTB-T-102974-24

In the matter of: 2, 148 BURGAR ST
WELLAND ON L3B2S8

Between: Anthony Michael Tenant

And

Shirin Maizab Landlord

Anthony Michael (the 'Tenant') applied for an order determining that Shirin Maizab (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 26, 2026.

Only the Landlord attended the hearing. The Landlord also noted her surname was not spelled correctly and it was in fact Mizan not Maizab.

As of 9:30 a.m., 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.

March 3, 2026
Date Issued

Panagiotis P. Roupas
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.