



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

File Number: LTB-T-003021-25

In the matter of: 307, 50 COSBURN AVE
EAST YORK ON M4K2G5

Between: Omar Shehab Tenant

And

M&R Holdings Deb Mcloed - property administrator M&R Property Management Landlord

Omar Shehab (the 'Tenant') applied for an order determining that *M&R Holdings Deb Mcloed - property administrator M&R Property Management* (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 March 2, 2026.

Only the Landlord's Legal Representative, Matt Anderson, attended the ACC.

As of 10:40am, 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.

March 9, 2026
Date Issued

Alexandre Traboulsi
Member, Landlord and Tenant Board

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

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.