



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

File Number: LTB-T-006467-25

In the matter of: Basement, 10 Stillbrook Crt
Scarborough ON M1E3W7

Between: Tyler Playter Tenant

And

Najaf Sherafati Landlord

Tyler Playter (the 'Tenant') applied for an order determining that Najaf Sherafati (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.

This application was heard by videoconference on March 4, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 1:18 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 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 12, 2026
Date Issued

Lisa Del Vecchio
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.