



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

File Number: LTB-L-090571-25

In the matter of: Basement R-3, 3 DORMIE LANE
Guelph ON N1G1G6

Between: MUHAMMED MURSHED Alam Landlord

And

AGOSTINO MUIGAI Tenant

MUHAMMED MURSHED Alam (the 'Landlord') applied for an order to terminate the tenancy and evict AGOSTINO MUIGAI (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was heard by videoconference on March 3, 2026.

Only the Tenant attended the hearing.

As of 9:47 am, the Landlord 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 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.

March 9, 2026
Date Issued

Joshua Labbe
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.