



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-076121-25

In the matter of: 4940 ARMOURY ST
NIAGARA FALLS ON L2E1T1

Between: Herrington Endeavors Tenant

And

Shahzad Abraham Landlord

Herrington Endeavors (the 'Tenant') applied for an order determining that Shahzad Abraham (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 March 11, 2026. Only the Landlord's Agent, Shahzad Abraham, and the Landlord's Representative, Howard Tavroges, attended the hearing.

As of 12:38 p.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 16, 2026
Date Issued

Jane Dean
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.