



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

**File Number:** LTB-L-102837-25

**In the matter of:** 4554 THIRD AVE  
Niagara Falls ON L2E4L2

**Between:** Niloufar Afkhami Landlord

**And**

Vilma Esthela Correa Ortega Tenants  
Daniel Gerardo Herrera Burgos

Niloufar Afkhami (the 'Landlord') applied for an order to terminate the tenancy and evict Vilma Esthela Correa Ortega and Daniel Gerardo Herrera Burgos (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 5, 2026.

As of 1:37pm, only the Tenants, Vilma Esthela Correa Ortega and Daniel Gerardo Herrera Burgos, attended 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 12, 2026**  
**Date Issued**

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Colin Elsby  
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.