



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-077961-25

In the matter of: Upper, 80 Trayborn Drive
Richmond Hill Ontario L4C4K7

Between: Bibi Khan Mohammed Tenant

And

Mehdi Moghareh Abed Landlord

Bibi Khan Mohammed (the 'Tenant') applied for an order determining that Mehdi Moghareh Abed (the 'Landlord') :

- entered the rental unit illegally.
- 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 10, 2026.

Only the Landlord attended the hearing.

As of 9:40 a.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 23, 2026
Date Issued

Vishal Nanda
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.