



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-091604-23

In the matter of: 11 Shaunavon Heights Crescent
Toronto ON M3A2P3

Between: Michelle Andreoli Tenant

And

Jules Sukhabut Landlords
Carmelita Sukhabut

Michelle Andreoli (the 'Tenant') applied for an order determining that Jules Sukhabut and Carmelita Sukhabut (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on March 10, 2026.

Only the Landlords and their legal representative, Yassaman Ayoubi, attended the hearing.

As of **9:36am**, 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. The parties had previously been before the LTB and was adjourned on September 9, 2024 at the Tenants request so that they could amend the application to add the purchaser Landlords. They were to do so by October 17, 2024.
2. The Notice of Adjourned Hearing was emailed to the Tenant on December 9, 2025 at 1:04pm to the email address noted on file by the Tenant. This is the same email provided in the portal for their consent to receive LTB documents by email. I was therefore satisfied that the Tenant was served with notice of this hearing.
3. 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 17, 2026
Date Issued

Terri van Huisstede
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.