



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-069606-25

In the matter of: 805, 65 EAST LIBERTY STREET
Toronto ON M6K3R2

Between: ZULFAR HAKIM Tenant

And

JOEL BURNS Landlord

ZULFAR HAKIM (the 'Tenant') applied for an order determining that JOEL BURNS (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 16, 2026.

Only the Landlord attended the hearing.

As of 9:23 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 18, 2026
Date Issued

Paula West Oreskovich
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.