



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-097367-24

In the matter of: 4 Mendys Forest
Aurora ON L4G5A3

Between: Hala Kharouba Tenant

And

Minoo Nazery Landlord
Reza Asadbikli

Hala Kharouba (the 'Tenant') applied for an order determining that Minoo Nazery and Reza Asadbikli (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

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

Only the Landlord and the Landlord's Legal Representative, Naseer Ahmed, attended the hearing.

As of 9:34 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 19, 2026
Date Issued

Joy Xiao
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.