



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-005661-25

In the matter of: 410, 221 VICTORIA ST N
KITCHENER ON N2H0E3

Between: Dhartiben Patel Tenant

And

Effort trust Landlord

Dhartiben Patel (the 'Tenant') applied for an order determining that Effort trust (the 'Landlord') :

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference was held by videoconference on March 11, 2026.

Only the Landlord's agent, Abdulrahman Asiri, attended the hearing.

As of 9:58AM, 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 17, 2026
Date Issued

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.

