



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-083854-25

In the matter of: 72 BEDLE AVE
NORTH YORK ON M2H1K8

Between: Siawash Chehelamirani Tenant

And

Mojtaba Ahmadi Landlord

Siawash Chehelamirani (the 'Tenant') applied for an order determining that Mojtaba Ahmadi (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.

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

Neither the Tenant nor the Landlord were present or represented at the hearing as of 12:00pm, 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.