



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-013166-25

In the matter of: A, 60 Coral Crescent
Kitchener ON N2M3H2

Between: Javier Montenegro Tenant

And

Amjad Yousefi Landlord

Javier Montenegro (the 'Tenant') applied for an order determining that Amjad Yousefi (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

An Adjudicative Case Conference (ACC) was held by videoconference on March 18, 2026.

Only the Landlord and the Landlord's legal representative, G. Gosling, attended the hearing.

The Tenant signed into the hearing room but disconnected when the matter was called at 9:42 a.m. As a result, the matter was stood down to allow the Tenant an opportunity to rejoin the hearing room.

As of 11:55 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. There was no evidence before the Board to suggest that the Tenant experienced technological issues. The block concluded at approximately 2:30 p.m., and the Tenant did not return to the hearing room.

At the hearing, the Landlord's representative submitted that he attempted to contact the Tenant by telephone, but the call went to voicemail. The Tenant did not return the call or otherwise contact the Landlord or the Landlord's representative.

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 25, 2026

Date Issued

Mayra Sawicki

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.