



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

File Number: LTB-T-016223-25

In the matter of: main floor, 135 HOPE ST
TORONTO ON M6E1K2

Between: zakaria marah Tenant

And

Mehdi Motevalibashi Landlord

zakaria marah (the 'Tenant') applied for an order determining that Mehdi Motevalibashi (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 19, 2026.

Only the Landlord attended the ACC.

As of 9:23am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

March 24, 2026
Date Issued

Dale Whitmore
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.