



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-103835-25

In the matter of: Basement Unit, 584 FOUNTAIN ST S
CAMBRIDGE ON N3H1J3

Between: Ragheed Gerges
Aster Silwans
Landlords

And

Jacob Martin
Tenant

Ragheed Gerges and Aster Silwans (the 'Landlords') applied for an order to terminate the tenancy and evict Jacob Martin (the 'Tenant') because:

- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 23, 2026.

Neither the Landlords nor the Tenant were present or represented at the hearing as of 4:18 p.m. 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 Landlords did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

March 25, 2026
Date Issued

Fotoula Hatzantonis
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.