



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

File Number: LTB-T-058626-25

In the matter of: 53, 140 WELLESLEY ST. E.
TORONTO ON M4Y 1J1

Between: Yasser Elsayed Tenant

And

Justin Perkell Landlord

Yasser Elsayed (the 'Tenant') applied for an order determining that Justin Perkell (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.

This application came before me for a mandatory adjudicative case conference in videoconference 144 on March 23, 2026.

Only the Landlord and the Landlord's legal representative Carrie Aylwin attended the case conference.

As of 9:33 a.m., the Tenant was not present or represented at the case conference although properly served with notice by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. I find that this application has been abandoned because the Tenant did not appear to support their application.

It is ordered that:

1. The Tenant's application is dismissed.

March 25, 2026
Date Issued

Nersi Makki
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.