



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-098602-25-RV

In the matter of: 90 MAHOGANY FOREST DR
Vaughan ON L6A0T1

Between: Daniel Gauci Landlord

And

Mina Sadat Kamrani Tenant
Amir Hossein Akhavan

Review Order

Daniel Gauci (the 'Landlord') applied for an order to terminate the tenancy and evict Mina Sadat Kamrani and Amir Hossein Akhavan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-098602-25 issued on February 9, 2026.

On February 19, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On interim order LTB-L-098602-25-RV-IN was issued, staying the order issued on February 9, 2026.

This request was heard by videoconference on March 26, 2026. Only the Tenant, Mina Sadat Kamrani on behalf of the other Tenant, attended the hearing.

The Landlord was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. Based on this, I proceeded to hear the review at 11:39 a.m.

Determinations:

The Request

1. The Tenant alleged that they were not reasonably able to participate in the original proceeding of February 2, 2026, because they vacated the rental unit on January 11, 2026, and did not receive the Notice of Hearing.

2. The Tenant presented a document from Canada Post showing that they paid for mail forwarding from January 21, 2026, to May 20, 2026.
3. Order LTB-L-098602-25 corroborates the Tenant's testimony that the tenancy ended on January 11, 2026.
4. Our records show that the Notice of Hearing was sent by mail to the Tenant on January 7, 2026, and is deemed received on January 12, 2026, pursuant to section 191 (3) of the *Residential Tenancies Act, 2006* which states that a notice or document given by mail shall be deemed to have been given on the fifth day after mailing.
5. In the absence of any evidence to the contrary, I find that the Tenant had vacated the rental unit when the Notice of Hearing was delivered.
6. On the basis of the submissions made in the request, I am satisfied on a balance of probabilities that the Tenant was not reasonably able to participate in the proceeding.

The Application

7. Since the Landlord did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-098602-25 issued on February 9, 2026, is granted. The order cannot be enforced by the Landlord.
2. The interim order issued on February 19, 2026, is cancelled and replaced by this order.
3. The Landlord's application is dismissed.

March 30, 2026
Date Issued

Jitewa Edu
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.