



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-069953-25

In the matter of: 8, 315 TERRAVITA PVT
GLOUCESTER ON K1V 2S1

Between: Joliane Desrosiers Tenant

and

Hassan Mahfouz Landlords
Amer Mahfouz

Joliane Desrosiers (the 'Tenant') applied for an order determining that Hassan Mahfouz and Amer Mahfouz (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on April 1, 2026.

Only the Landlord, Amer Mahfouz, attended the hearing.

As of 9:11 a.m. the Tenant 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.

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.

April 7, 2026
Date Issued

Adeela Alvez
Member, Landlords 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.