



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

File Number: LTB-T-070068-25

In the matter of: 3403 Brett Rd
Mississauga ON L5L4N7

Between: Abdalnasser Muqedi Tenant

And

Wilfred Muriithi Muriithi Njoka Landlord

Abdalnasser Muqedi (the 'Tenant') applied for an order determining that Wilfred Muriithi Muriithi Njoka (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on April 2, 2026. Only the Landlord attended the hearing.

As of 9:45 a.m., the Tenant was not present or represented at the hearing 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 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 9, 2026
Date Issued

Jane Dean
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.