



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-086588-25

In the matter of: 1701, 17 BARBERRY PL
NORTH YORK ON M2K3E2

Between: Mahgol Khavidi Tenants
Sara Kiani

And

Ebrahim Safdari Landlord

Mahgol Khavidi and Sara Kiani (the 'Tenants') applied for an order determining that Ebrahim Safdari (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 7, 2026.

Neither the Tenants nor the Landlord was present or represented at the hearing as of 11:56 a.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 Tenants did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenants' application is dismissed.

April 9, 2026
Date Issued

Colette Myers
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.