



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

File Number: LTB-T-086378-25

In the matter of: 34A Foxbar Rd.
Toronto ON M4V2G6

Between: James Leonard Barton Tenant

And

Shahla Navais Landlord

James Leonard Barton (the 'Tenant') applied for an order determining that Shahla Navais (the 'Landlord') collected or retained money illegally.

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

Only the Landlord attended the hearing. The Tenant signed into the hearing and at the time the matter was called at approx. 10:15 a.m., the Tenant was not present. The Tenant was provided 45 minutes to allow time for them to reconnect if there were possible technical issues. The Tenant did not sign back into the hearing. As a result, the hearing proceeded.

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

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.