



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-097348-25

In the matter of: Basement, 66 Apple Blossom DR
Thornhill ON L4J0C4

Between: Mehrdad Jalilian Tenant

And

Chen (Edward) Zeng Landlord

Mehrdad Jalilian (the 'Tenant') applied for an order determining that Chen (Edward) Zeng (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

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

Only the Tenant and the Tenant's spouse Kiana Karimi attended the hearing.

As of 12:10 PM, the Landlord 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. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The Tenant's application raised various issues of interference by the Landlord and neighbouring tenants. However, the allegations lacked dates and particulars. I was not satisfied that the application disclosed sufficient information for the Landlord to know the case to be met and prepare accordingly. Additionally, without dates, it is unclear if the allegations occurred within the one-year limitation period under section 29(2) of the *Residential Tenancies Act* (2006) (the 'Act'). Therefore, the application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

April 9, 2026
Date Issued

Kate Sinipostolova
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.