



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

File Number: LTB-T-103224-25

In the matter of: 124, 420 FANSHAWE PARK RD E
LONDON ON N5X0P3

Between: RAHUL TRIVEDI Tenants
ANJALI THAKUR

And

ARIA NORTH INC. Landlord

Rahul Trivedi and Anjali Thakur (the 'Tenants') applied for an order determining that Aria North Inc (the 'Landlord') collected or retained money illegally. (T1 application)

This T1 application was heard by videoconference on March 31, 2026.

Only the Landlord's Agent (residential manager), Ahmed Meddovi, attended the hearing. As of 9:38 am, the Tenants were 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.

I confirm that no one for the Tenants appeared in the hearing room for the duration of the full-day hearing block.

Preliminary matter

The Landlord's Agent stated that Westdell Corp, which was named in the T1 application as the Landlord, is not the Landlord for the rental unit tenancy. He submitted that the Landlord's correct name should be Aria North Inc. I made the correction to the style of cause, which is reflected above in the title of proceedings.

Determinations:

1. Since the Tenants did not attend the hearing to support their T1 application, I find that this application has been abandoned.
2. The Landlord's Agent stated the Landlord believes the Tenants moved out of the rental unit on January 30, 2026 or February 1, 2026, and have not communicated with the Landlord since that time.

It is ordered that:

1. The Tenants' application is dismissed.

April 14, 2026

Date Issued

Alex Brkic

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.