



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-086442-25

In the matter of: 74 Birch Avenue
Richmond Hill ON L4C6C6

Between: Ali Abdolrazzak
Leila Hussein Tenant

And

Pedram Pozhhan Landlord
Eliza Khorashahi

Ali Abdolrazzak and Leila Hussein (the 'Tenant') applied for an order determining that Pedram Pozhhan and Eliza Khorashahi (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 8, 2026.

Only the Landlords and the Landlords' representative Carson Frankum attended the hearing.

As of 9:35am, 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.

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 13, 2026
Date Issued

Dale Whitmore
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.