



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

File Number: LTB-T-027772-25

In the matter of: 155 BARRIE RD
ORILLIA ON L3V2P6

Between: Murray Smith Tenant

And

Moe Zadeh Landlord

Murray Smith (the 'Tenant') applied for an order determining that Moe Zadeh (the 'Landlord') withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on April 9, 2026.

The Tenant signed into the videoconference in the morning but disconnected around 9:15 AM. The Tenant did not request to adjourn the matter. The application was called at 11:15 AM, at which point the Tenant still had not returned to the videoconference. The Landlord did not attend.

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 13, 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.