



**Order under Section 15998
Residential Tenancies Act, 2006**

File Number: LTB-T-060230-25

In the matter of: 204, 15 SHALLMAR BOULEVARD
TORONTO ONTARIO M5N 1J7

Between: Angela Boon
Dhespina Gjergji Tenants

And

Michael Goldstein
Fides Real Estate Limited Landlords

Angela Boon and Dhespina Gjergji (the 'Tenants') applied for an order determining that Michael Goldstein and Fides Real Estate Limited (the 'Landlords') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant.

This application was heard by videoconference on April 16, 2026.

Neither the Tenants nor the Landlords were present or represented at the hearing as of 5:14 p.m. 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 24, 2026
Date Issued

Kyle McGraw
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.