



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

File Number: LTB-T-064186-25

In the matter of: 717, 1670 Garth St
Hamilton ON L9B0J6

Between: Mahfouz Ahmed Tenant

And

The Pinnacle Valery Properties Landlord

Mahfouz Ahmed (the 'Tenant') applied for an order determining that *The Pinnacle Valery Properties* (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.

An Adjudicative Case Conference ('ACC') was held by videoconference on April 22, 2026.

Only the Landlord's Agent, Tina Novak, attended the hearing.

As of 9:16am, the Tenant was not present or represented at the ACC although properly served with notice of this ACC by the LTB. There was no record of a request to adjourn the ACC.

Determinations:

1. Since the Tenant did not attend the ACC, I find that this application has been abandoned.¹

It is ordered that:

1. The Tenant's application is dismissed.

April 29, 2026
Date Issued

Alexandre Traboulsi
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

¹ Rule 9.4 of the Board's *Rules of Procedure*.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.