



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

File Number: LTB-T-065240-25

In the matter of: 2, 778 BROADVIEW AVE
TORONTO ON M4K2P7

Between: Joe Karam Tenant

And

Usman Iqbal Landlord

Joe Karam (the 'Tenant') applied for an order determining that Usman Iqbal (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 Legal Representative, Sean Beard, attended the ACC.

As of 11:09 a.m., the Tenant was not present or represented at the ACC although properly served with notice of the 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 to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

May 1, 2026
Date Issued

Rachel Gibbons
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.