



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

File Number: LTB-T-078381-25

In the matter of: 560 SOUTH CANAL BANK RD
KING ON L7B0K6

Between: Berlynn Walls Tenant
Trey Mahabir-Greaves

And

Babar Waseem Landlord

Berlynn Walls and Trey Mahabir-Greaves (the 'Tenant') applied for an order determining that Babar Waseem (the 'Landlord') :

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

These applications were heard by videoconference on May 4, 2026.

Only the Landlord's representative, Manpreet Grewal, attended the hearing.

As of 9:40am, the Tenant was 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 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.

May 11, 2026
Date Issued

Sonia Anwar-Ali
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.