



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-073551-25

In the matter of: 98 Ner Israel Drive
Vaughan ON L4J9L1

Between: Abbas Hasham Tenant

And

Shabeh Zahra Syeda Landlords
Syed Naqvi

Abbas Hasham (the 'Tenant') applied for an order determining that Shabeh Zahra Syeda and Syed Naqvi (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on May 5, 2026.

The Tenant and the Landlords' Legal Representative, Anthony Gualtieri, attended the ACC.

Determinations:

1. At the ACC, the Tenant requested the consent of the Board to withdraw their application.
2. The Landlords were not opposed to the Tenant's request.
3. In accordance with section 200 of the *Residential Tenancies Act, 2006*, I consented to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn; the LTB's file is closed.

May 11, 2026
Date Issued

Alexandre Traboulsi
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.