



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-017524-26

In the matter of: 2008-3985 Grand Park Dr.
Mississauga, ON L5B0H8

Between: Zaher Mohammad Shehada Landlord

And

Patrick O'Brien Tenants
Sarah O'Brien

Zaher Mohammad Shehada (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick O'Brien and Sarah O'Brien (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on May 5, 2026.

Only the Landlord's representative, Sumandeep Dhillon, attended the hearing.

As of 1:24 p.m., the Tenants were 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.

1. At the hearing, the Landlord sought to withdraw the application as the N4 notice of termination was invalid. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

May 12, 2026
Date Issued

Ken Audziss
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.