



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

File Number: LTB-L-018025-26

In the matter of: Main Floor/Part of Basement, 15395
BATHURST ST
AURORA ON L4G7A6

Between: Shawn Mogadasian Landlord

And

Farshin Noroozi Tenants
Shima Simaeetabar

Shawn Mogadasian (the 'Landlord') applied for an order to terminate the tenancy and evict Farshin Noroozi and Shima Simaeetabar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 7, 2026. Neither party attended the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

May 13, 2026
Date Issued

Fabio Quattrociocchi
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.