



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

File Number: LTB-L-067038-25

In the matter of: Walkout Basement Unit, 2083 HIGHWAY 7
CONCORD ON L4K1V6

Between: Shahla Valizadeh Moghadam Landlord

And

Elizabeth Ofori Tenants
Francis Josh Lamar

Shahla Valizadeh Moghadam (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Ofori and Francis Josh Lamar (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2026. Only the Tenant Elizabeth Ofori attended the hearing. As of 9:58 am, the Landlord 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 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 14, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.