



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-100728-25

In the matter of: 4, 1719 BAYVIEW Avenue
EAST YORK ON M4G3C1

Between: Babak Azizi Tenant

And

unknown Kim Landlord

Babak Azizi (the 'Tenant') applied for an order determining that unknown Kim (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 11, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 11:26 AM 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 14, 2026
Date Issued

Kate Sinipostolova
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.