



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

File Number: LTB-L-015878-26

In the matter of: 208, 181 SHEPPARD AVE E
NORTH YORK ON M2N0L9

Between: Arash Alimardani Landlord

And

Anissa Hadi Tenants
Hamidreza Ghozati

Arash Alimardani (the 'Landlord') applied for an order to terminate the tenancy and evict Anissa Hadi and Hamidreza Ghozati (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 14, 2026.

Neither the Landlord nor the Tenants were present or represented at the hearing as of 12:19 p.m., 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 21, 2026
Date Issued

Sean Ramage
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.