



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

File Number: LTB-L-019441-26

In the matter of: Basement Unit B, 2983 Castlebridge Drive
CASTLEBRIDGE DR
Mississauga ON L5M5T4

Between: Najm Ahmed Landlord

And

Oluwaseun Olaniyi Adebayo Tenant

Najm Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Oluwaseun Olaniyi Adebayo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was initially heard by videoconference on May 12, 2026 at 2:17 p.m.

Only Ms. Maryam Ahmed who alleged she was the Landlord's daughter attended the hearing.

As of 5:02 p.m., neither the Landlord nor the Tenant was present or represented at the hearing as of 5:00 p.m. although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Preliminary Issue:

Standing of Ms. Maryam Ahmed

1. At the start of the hearing, I raised a preliminary issue in regard to the standing of Ms. Maryam Ahmed appearing before the Board with the intent to represent the Landlord as an unlicensed representative.
2. The Practice Direction on Representation before the Landlord and Tenant Board states the following:

A person who is not licensed by the Law Society of Ontario ("LSO") as a lawyer or paralegal may not represent a party at an LTB proceeding unless that person falls within the specific licensing exemptions established by the LSO.

The current exemptions permit the following unlicensed persons, among others, to act as a representative:

- a friend or neighbour who is not in the business of providing legal services, who does not receive any compensation for the representation, and who provides legal services in no more than 3 matters in a year;
 - a family member who is not in the business of providing legal services and who does not receive any compensation for the representation;
 - students, volunteers and employees of legal clinics funded through Legal Aid Ontario; and
 - an employee who is employed by a single employer and only provides legal services for and on behalf of the employer.
3. Ms. Maryam Ahmed was provided with the opportunity to provide evidence as to her standing in the hearing. Ms. Maryam Ahmed testified she is the Landlord's daughter and was authorized to represent her mother at the Board; however, did not submit any documentary evidence to support her claim, nor was any written authorization provided by the Landlord to permit Ms. Maryam Ahmed to act on the Landlord's behalf.
 4. Ms. Maryam Ahmed testified she required additional time to seek written authorization, or additional time to gather the Landlord to attend the hearing herself, so I stood the matter down to provide her an accommodation to do so.
 5. As of 5:02 p.m. Ms. Maryam Ahmed nor the Landlord were not present in the hearing room, nor was any written authorization submitted to the Board. Accordingly, I find Ms. Maryam Ahmed did not have written instructions to represent the Landlord at the hearing.
 6. Further as of 5:02 p.m., neither the Landlord nor the Tenant was present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was also 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 25, 2026
Date Issued

Greg Witt
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.