



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

File Number: LTB-L-017338-26

In the matter of: UPSTAIRS, 47 BOYCE AVE
SCARBOROUGH ON M1J1K6

Between: Shoja Rezaie Landlord

And

Ion Bratu Tenant

SHOJA REZAIIE (the 'Landlord') applied for an order to terminate the tenancy and evict Ion Bratu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Neither the Landlord nor the Tenant were present or represented at the hearing as of 2:50 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

Joshua Labbe
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.