



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-005617-26

In the matter of: 603, 26 Thorncliffe Park Drive
East York ON M4H1H9

Between: Nasir Ahmad Tenant

And

Centurion Property Associates Inc. Landlord

Nasir Ahmad (the 'Tenant') applied for an order determining that *Centurion Property Associates Inc.* (the 'Landlord'):

- entered the rental unit illegally, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and harassed, obstructed, coerced, threatened or interfered with the Tenant;¹
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.²

This application was heard by videoconference on May 26, 2026.

Only the Landlord's Agent, Max Mukaj, and the Landlord's Legal Representative, Martin Zarnett, attended the hearing.

As of 1:21pm, the Tenant 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 Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

¹ Section 31 of the *Residential Tenancies Act, 2006*.

² Section 30 of the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The Tenant's application is dismissed.

May 28, 2026
Date Issued

Alexandre Traboulsi
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.