



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

File Number: LTB-L-018882-26

In the matter of: 803, 200 BAY ST S
HAMILTON ON L8P4S4

Between: Homestead Land Holdings Limited Landlord

and

Ali Ahmed Behroozi Tenants
Nafise Hussein

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Ahmed Behroozi and Nafise Hussein (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 20, 2026.

Only the Landlord's Legal Representative, Lana Mai, attended the hearing.

As of 4:15 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Tenant, Ali Ahmed Behroozi, had initially attended the hearing and, after a failed attempt at mediation, disconnected from the videoconference.

On behalf of the LTB, the videoconference moderator attempted to reach the Tenant via phone; but, there was no answer and they were not able to leave a voicemail. The hearing was held down to also permit the Landlord's Representative to attempt to reach the Tenant. The Tenant did not respond or reattend. There was no record of a request to adjourn the hearing or evidence of technological difficulties, and so the hearing proceeded with only the Landlord's evidence.

Determinations:

1. At the hearing, the Landlord's Representative advised the amount of arrears sought on the application did not take account of the fact that there had been an incentive discount and the first month of the tenancy was free.
2. The discounted first month was also not factored into the N4 Notice of Termination. As a result, I found the N4 Notice invalid.
3. In the above circumstances, the Landlord's Representative sought to withdraw the application, and I consented to the request.

It is ordered that:

4. The Landlord's application is dismissed as withdrawn.

June 1, 2026
Date Issued

Rebecca Case
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.