



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-090009-25

In the matter of: 407, 118 Tyndall Ave
TORONTO, Ontario ON M6K2E7

Between: Behrooz Parhizgar Tenant

And

PARKDALE APARTMENT NOMINEE 1 INC. Landlord
DMS PROPERTY MANAGEMENT

Behrooz Parhizgar (the 'Tenant') applied for an order determining that PARKDALE APARTMENT NOMINEE 1 INC. DMS PROPERTY MANAGEMENT (the 'Landlord') 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.

This application was heard at an Adjudicative Case Conference (ACC) by videoconference on May 28, 2026. Only the Landlord's legal representative, Julia MacDonald, attended the ACC.

As of **10:04am** 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. At 11:56am, after the matter had already concluded, the Tenant uploaded a request to reschedule the hearing. Since the application had already been heard, it is not appropriate to consider the Tenant's request to reschedule the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Tenant's application is dismissed.

June 5, 2026
Date Issued

Terri van Huisstede
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.