



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-000399-26

In the matter of: 49 BOBMAR RD
SCARBOROUGH ON M1C1C8

Between: Ahmad Gunaib Tenant
Rabaa Hamza

And

Selvarathnam Nirupan Landlord
Kaliyani Nirupan

Ahmad Gunaib and Rabaa Hamza (the 'Tenant') applied for an order determining that Selvarathnam Nirupan and Kaliyani Nirupan (the 'Landlord') gave a notice of termination in bad faith.

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

Only the Landlord, Selvarathnam Nirupan, and the Landlord's legal representative, Rajan Mahavalirajan, attended the hearing.

As of 9:35am, 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.

It is ordered that:

1. The Tenant 's application is dismissed.

June 12, 2026
Date Issued

Colin Elsby
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.