



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-014680-25

In the matter of: 47, 19 ELDORA AVE
NORTH YORK ON M2M0B5

Between: Kaveh Tabibi Tenants
Elham Shiraznezhad

And

Hee Jung Lee Landlord

Kaveh Tabibi and Elham Shiraznezhad (the 'Tenants') applied for an order determining that Hee Jung Lee (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 9, 2026.

Only the Landlord and the Landlord's Representative, Grace Yun attended the hearing.

As of 9:07 a.m., the Tenants were 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. The Tenant, Kaveh Tabibi did sign into the zoom meeting after the file had already been heard and abandoned.

Determinations:

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

It is ordered that:

1. The Tenants' application is dismissed.

June 12, 2026
Date Issued

Ilan Shingait
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.