



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-017386-25

In the matter of: BASEMENT, 339 ROAD ELM ROAD
WHITCHURCH-STOUFFVILLE ON L4A 1E6

Between: Evelyn Linda Mateo Tenants
Gordon Mitchell

and

Majid Abdi Landlord

Evelyn Linda Mateo and Gordon Mitchell (the 'Tenants') applied for an order determining that Majid Abdi (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on June 10, 2026.

Neither the Tenants nor the Landlord were present or represented at the hearing as of 10:50 a.m. although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing.

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 17, 2026
Date Issued

Adeela Alvez
Member, Landlord and Tenants 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.