



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-098914-25

In the matter of: Basement, 66 Apple Blossom DR
Thornhill ON L4J0C4

Between: Mehrdad Jalilian Tenant

And

Chen (Edward) Zeng Landlord

Mehrdad Jalilian (the 'Tenant') applied for an order determining that Chen (Edward) Zeng (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.
- withheld or interfered with their vital services or care services and meals in a care home.

The Tenant also applied for an order determining the Landlord collected or retained money illegally.

These applications were heard at an adjudicative case conference by videoconference on June 18, 2026.

Neither the Tenant nor the Landlord were present or represented at the hearing as of 12:23pm 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 23, 2026
Date Issued

Sonia Anwar-Ali
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.