



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-001569-26

In the matter of: 57 CLOSSON DRIVE
WHITBY ON L1P0M9

Between: Muhammad Ali Landlord

And

Muhammad Junaid Durvesh Tenant

Muhammad Ali (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Junaid Durvesh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2026.

Neither the Landlord nor the Tenant were present or represented at the hearing as of 11:01 a.m., although properly served with notice of this hearing by the LTB.

Determinations:

1. On June 12, 2026, the Tenant submitted a request to reschedule the hearing on the basis that the request was on consent. On the same day, Member Cashmore issued an endorsement denying the request because the Tenant did not provide any information or supporting documentation to establish that the Landlord consented to the adjournment. The endorsement advised the Tenant that they could submit a further request with additional information demonstrating the Landlord's consent. The Tenant did not submit a subsequent request. Neither party attended the hearing to make an oral request for an adjournment.
2. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

June 26, 2026
Date Issued

Christina Philp
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.