



Order under Section 69 / 88.1 / 89 Residential Tenancies Act, 2006

Citation: Hama Rashid v Aggarwal, 2026 ONLTB 50010

Date: 2026-06-30

File Number: LTB-L-024153-24

In the matter of: GROUND AND FIRST FLOOR, 88 OLSEN
DR
NORTH YORK ON M3A3J3

Between: Salam Hama Rashid Landlord

And

Amit Aggarwal Tenant

Salam Hama Rashid (the 'Landlord') applied for an order to terminate the tenancy and evict Amit Aggarwal (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and because
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has/have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex; and for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on June 24, 2026.

Only the Tenant's legal representative, I. GlynWilliams, attended the hearing.

As of 9:15AM, the Landlord was/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.

Determinations:

1. The Board gave its notice of the June 24, 2026 hearing to the parties by email on May 19, 2026. None of the email messages was returned as undeliverable.
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 30, 2026

Date Issued

Harry Cho

Vice Chair, 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.