



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-024301-25-RV

In the matter of: Basement Apt, 36 MCCLARNAN RD
AJAX ON L1S3A5

Between: Caitlin Jade Gaudet Tenant
Aaron Brown

And

Mehrdad HASHEMIZADEH Landlord

Review Order

Caitlin Jade Gaudet and Aaron Brown (the 'Tenant') applied for an order determining that Mehrdad HASHEMIZADEH (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

Caitlin Jade Gaudet and Aaron Brown (the 'Tenant') also applied for an order determining that Mehrdad HASHEMIZADEH (the 'Landlord') failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was resolved by order LTB-T-024301-25 issued on April 10, 2026. The Landlord was not present or represented at the hearing on February 9, 2026.

On April 28, 2026, the Landlord requested a review of the order, and that the order be stayed until the request to review the order is resolved.

On May 4, 2026, interim order LTB-T-024301-25-RV-IN was issued, staying the order issued on April 10, 2026

This review was heard by videoconference on June 18, 2026.

Only the Tenants attended the hearing. I was satisfied that the Landlord had received the Notice of Hearing and there was no request to adjourn before me.

Determinations:

1. Since the Landlord did not attend the hearing to support their request for a review, I find that the Landlord has abandoned their request for a review.

It is ordered that:

1. The request to review order LTB-T-024301-25 issued on April 10, 2026, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on May 4, 2026, is cancelled. The stay of order LTB-T-024301-25 is lifted immediately.

June 26, 2026

Date Issued

Robert Patchett

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.